HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: August 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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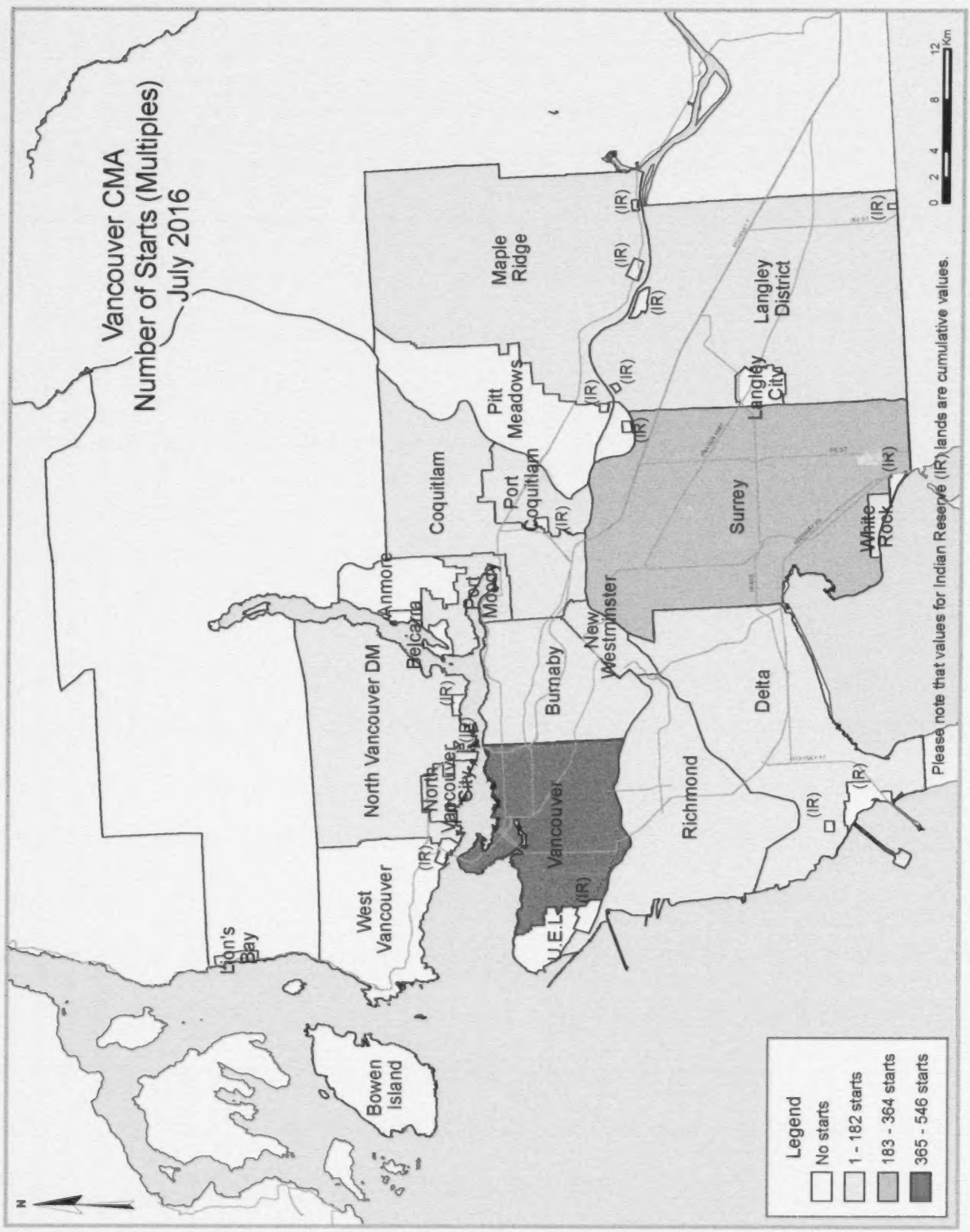
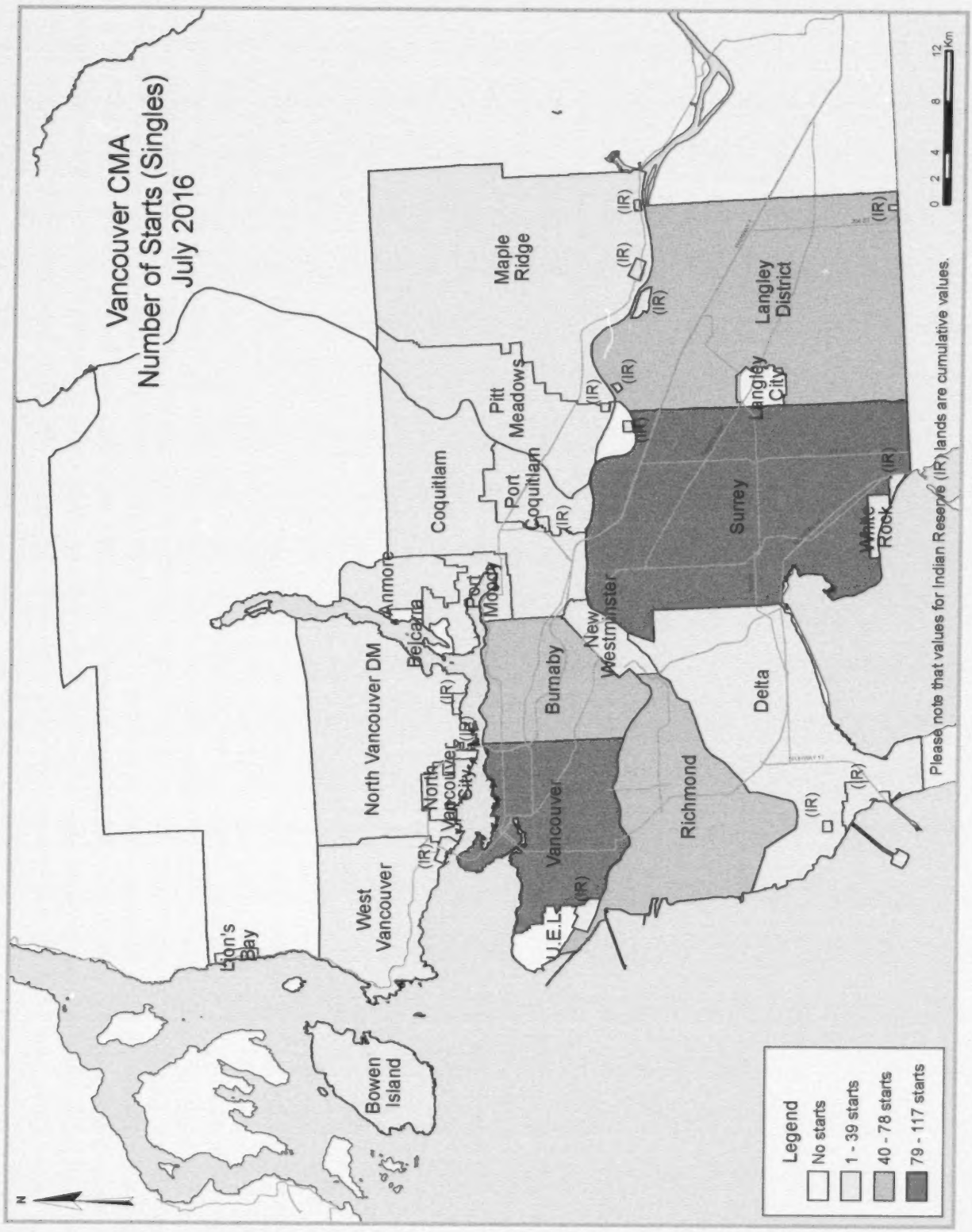
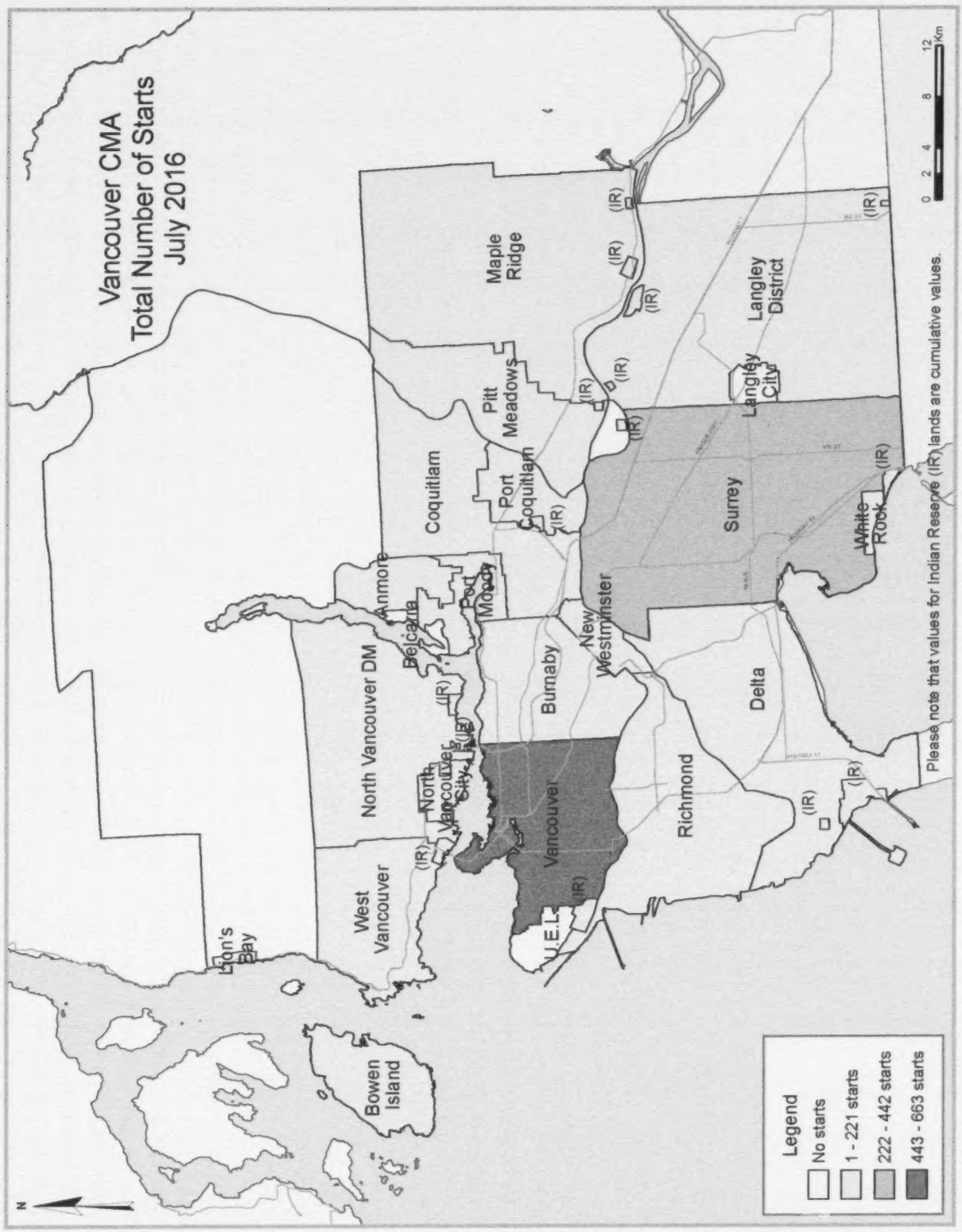
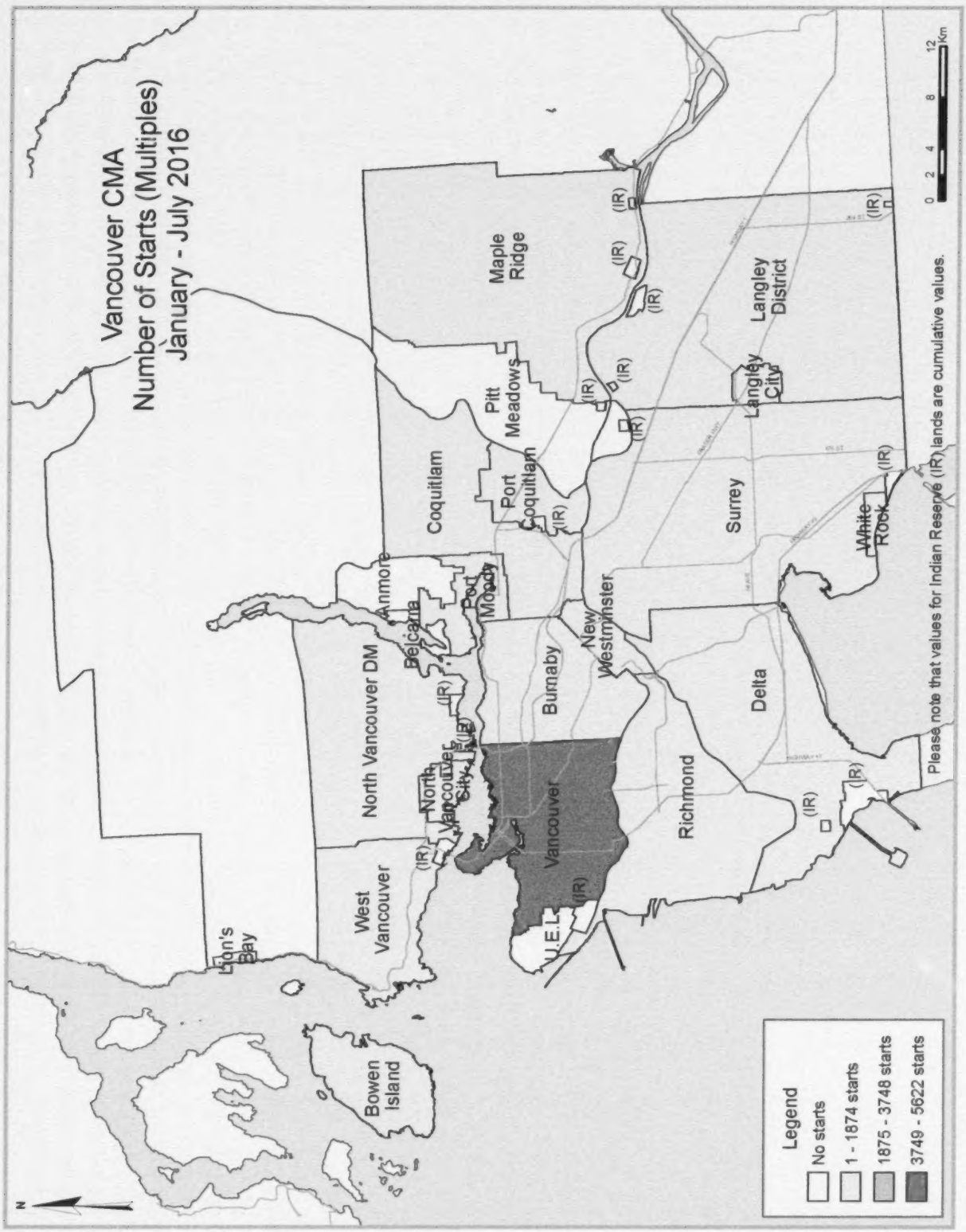
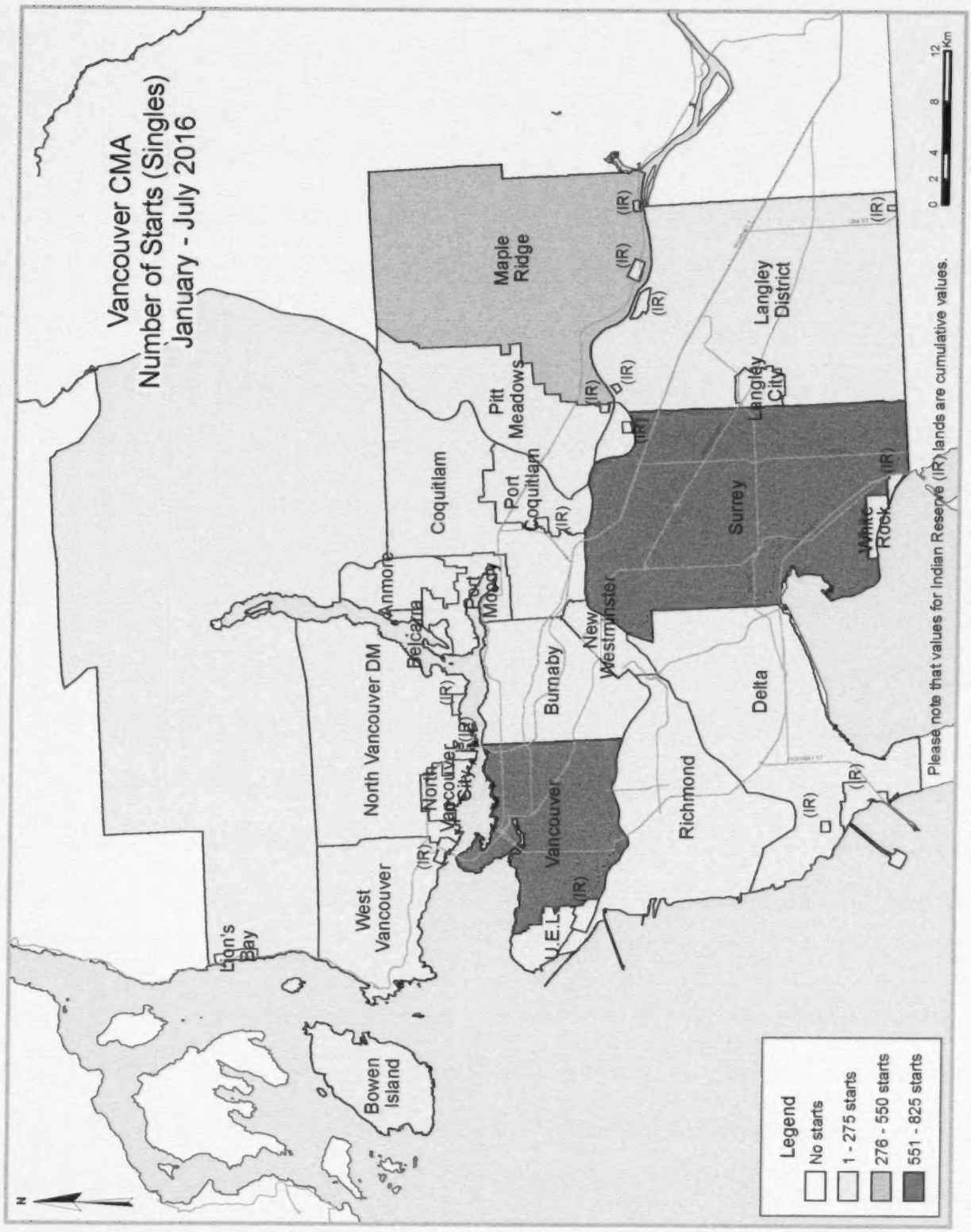

Vancouver CMA
Number of Starts (Multiples)
July 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 182 starts
183 - 364 starts
365 - 546 starts


Vancouver CMA
Number of Starts (Singles)
July 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 39 starts
40 - 78 starts
79 - 117 starts


Vancouver CMA
Total Number of Starts
July 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 221 starts
222 - 442 starts
443 - 663 starts


Vancouver CMA
Number of Starts (Multiples)
January - July 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 1874 starts
1875 - 3748 starts
3749 - 5622 starts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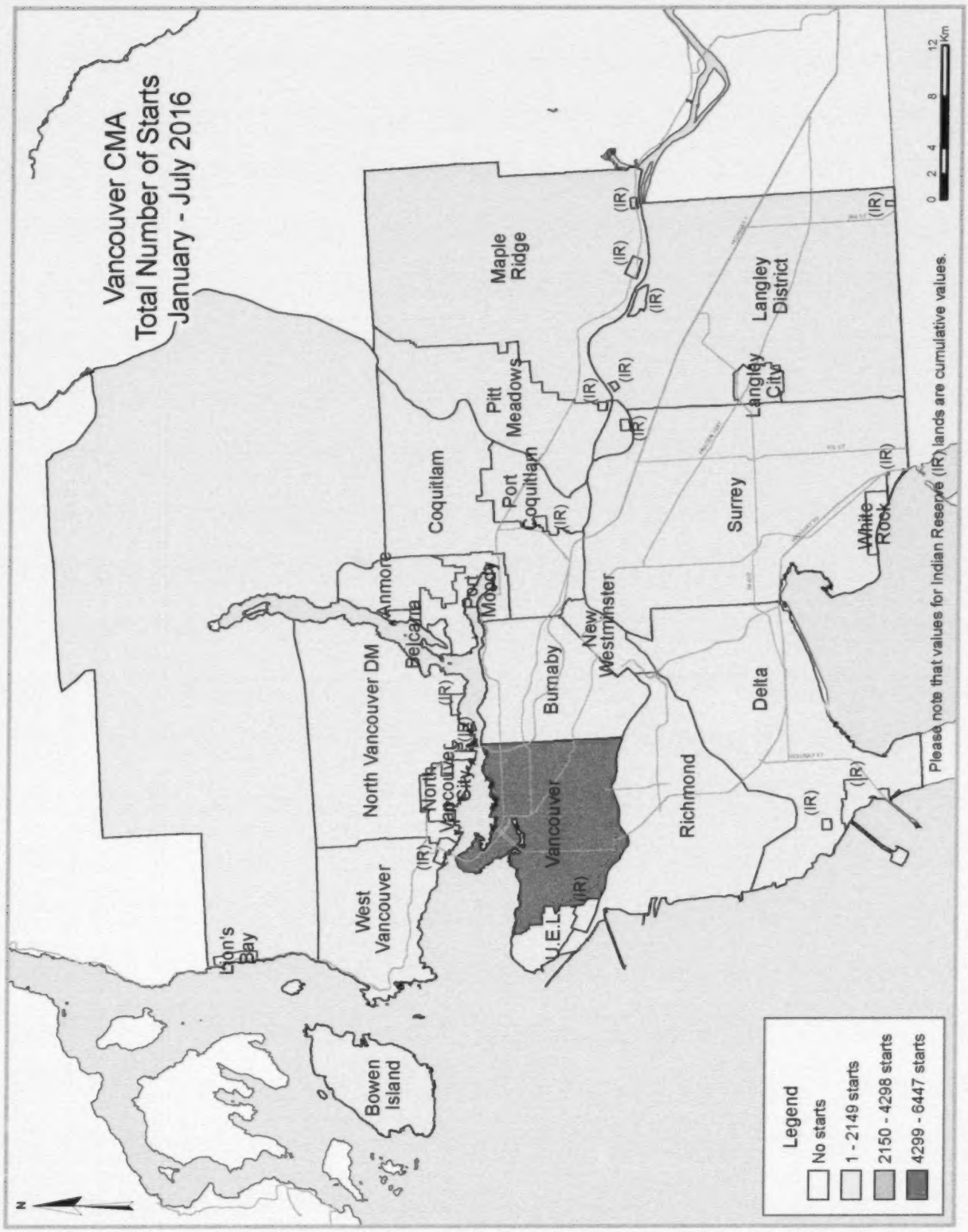
Number of Starts (Singles)
January - July 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 275 starts
276 - 550 starts
551 - 825 starts
N
0 2 4 8 12 Km


Vancouver CMA
Total Number of Starts
January - July 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
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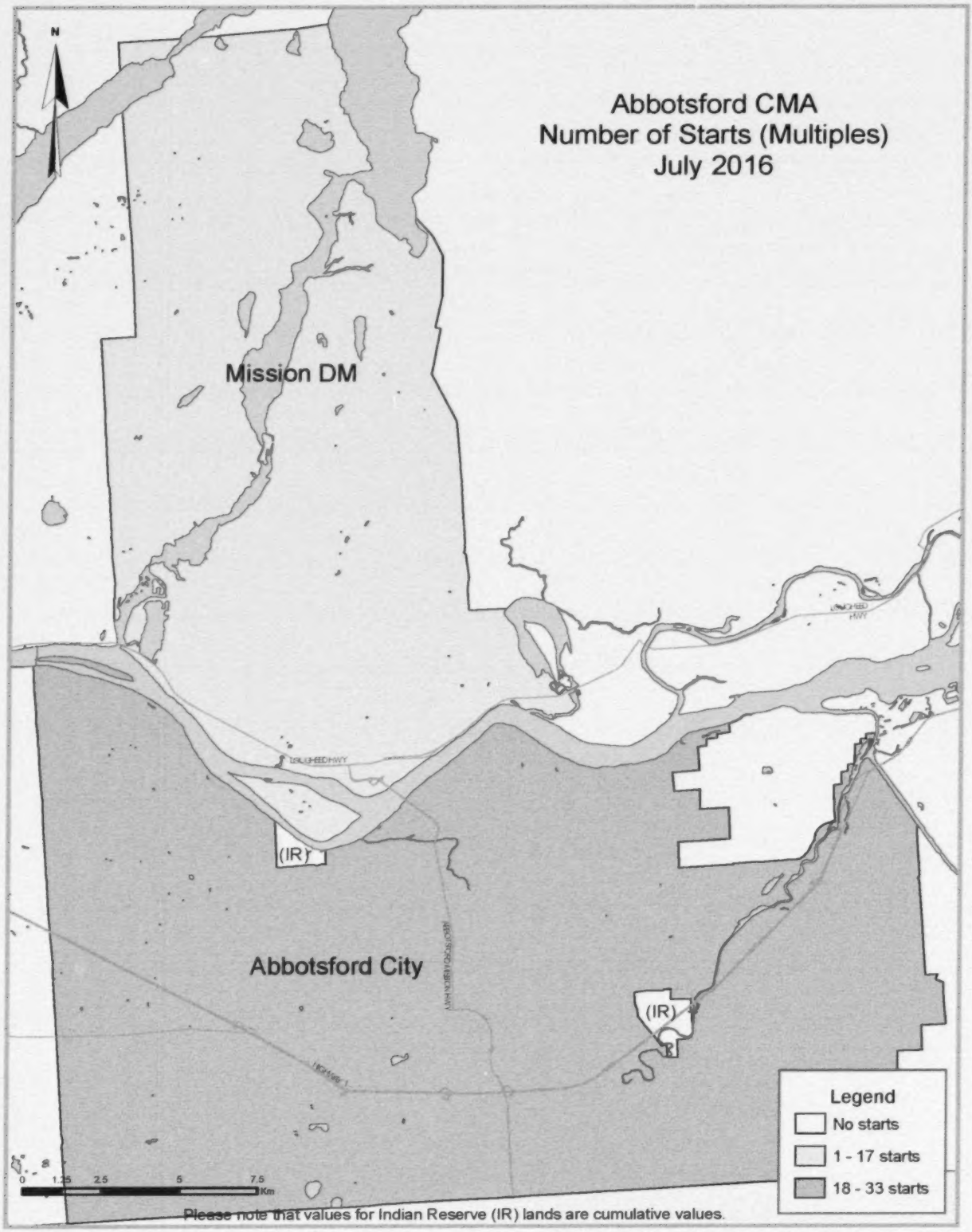
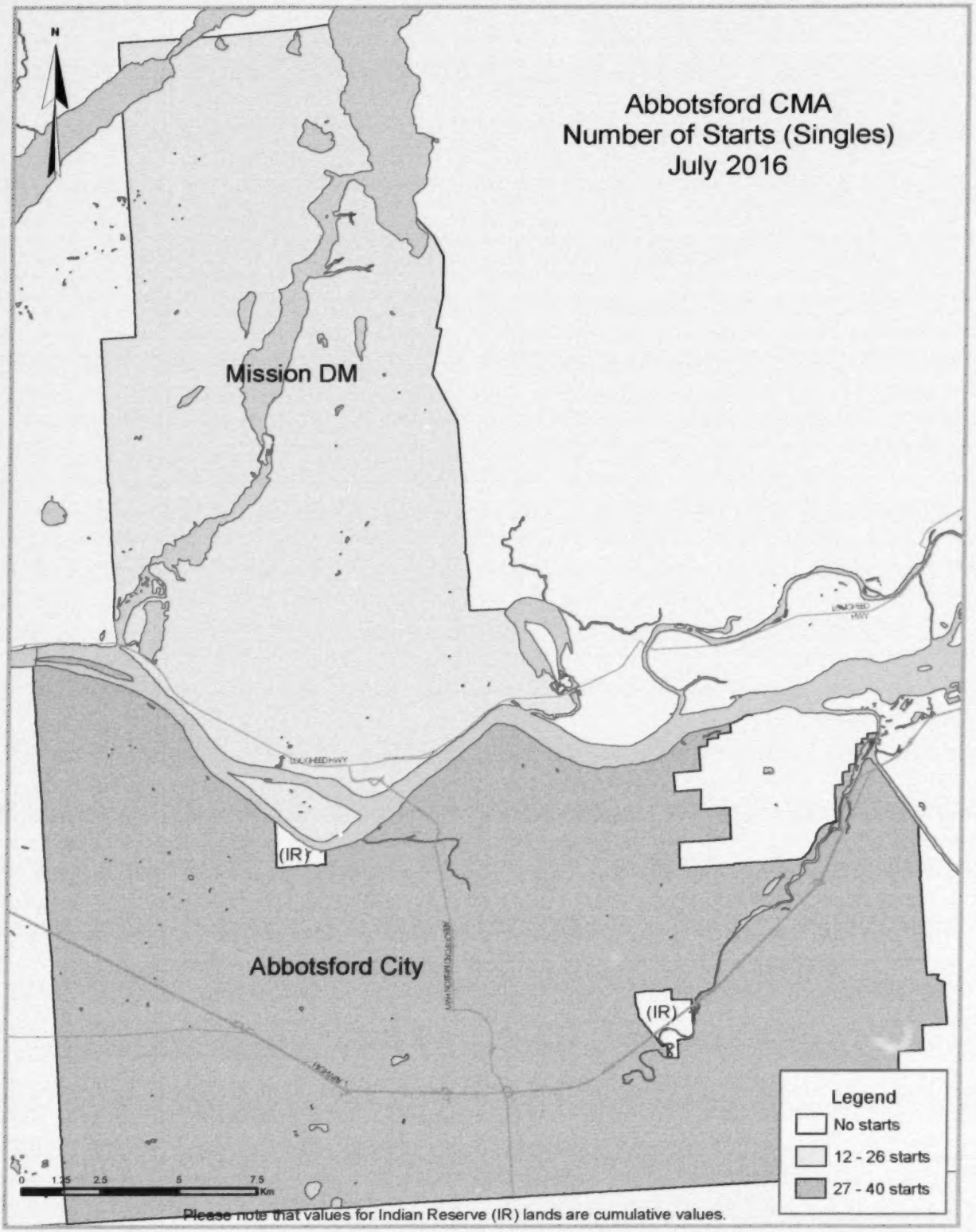
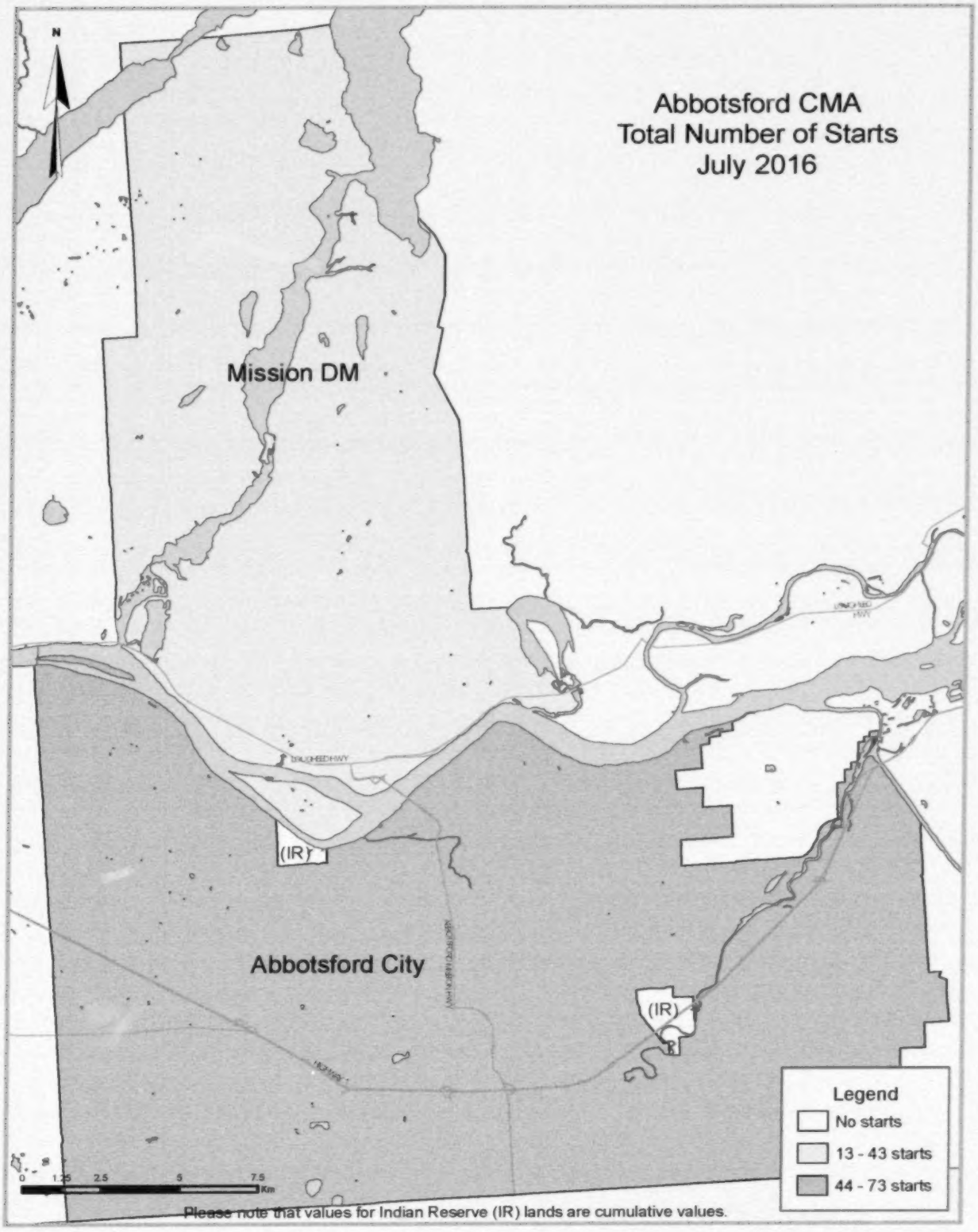
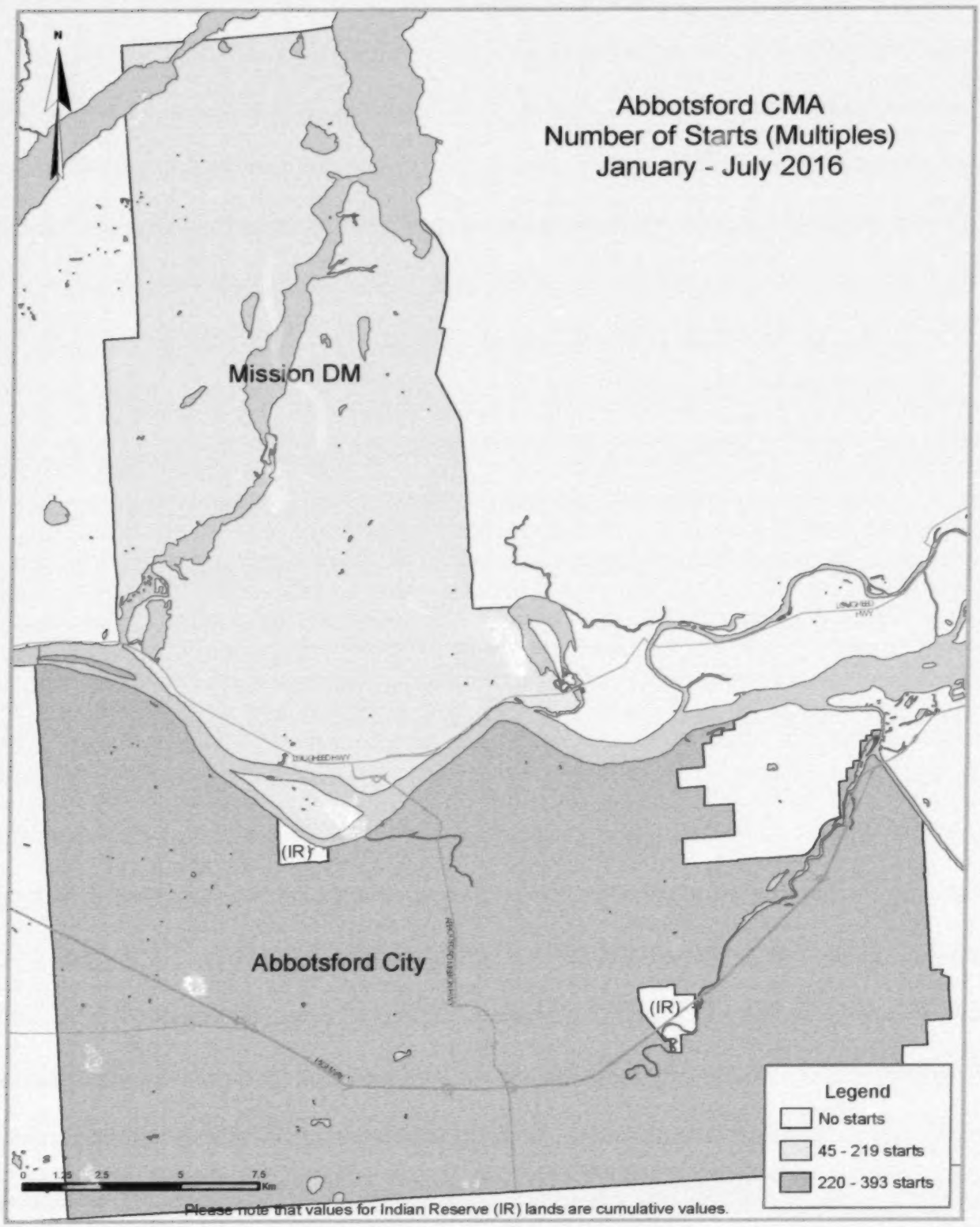
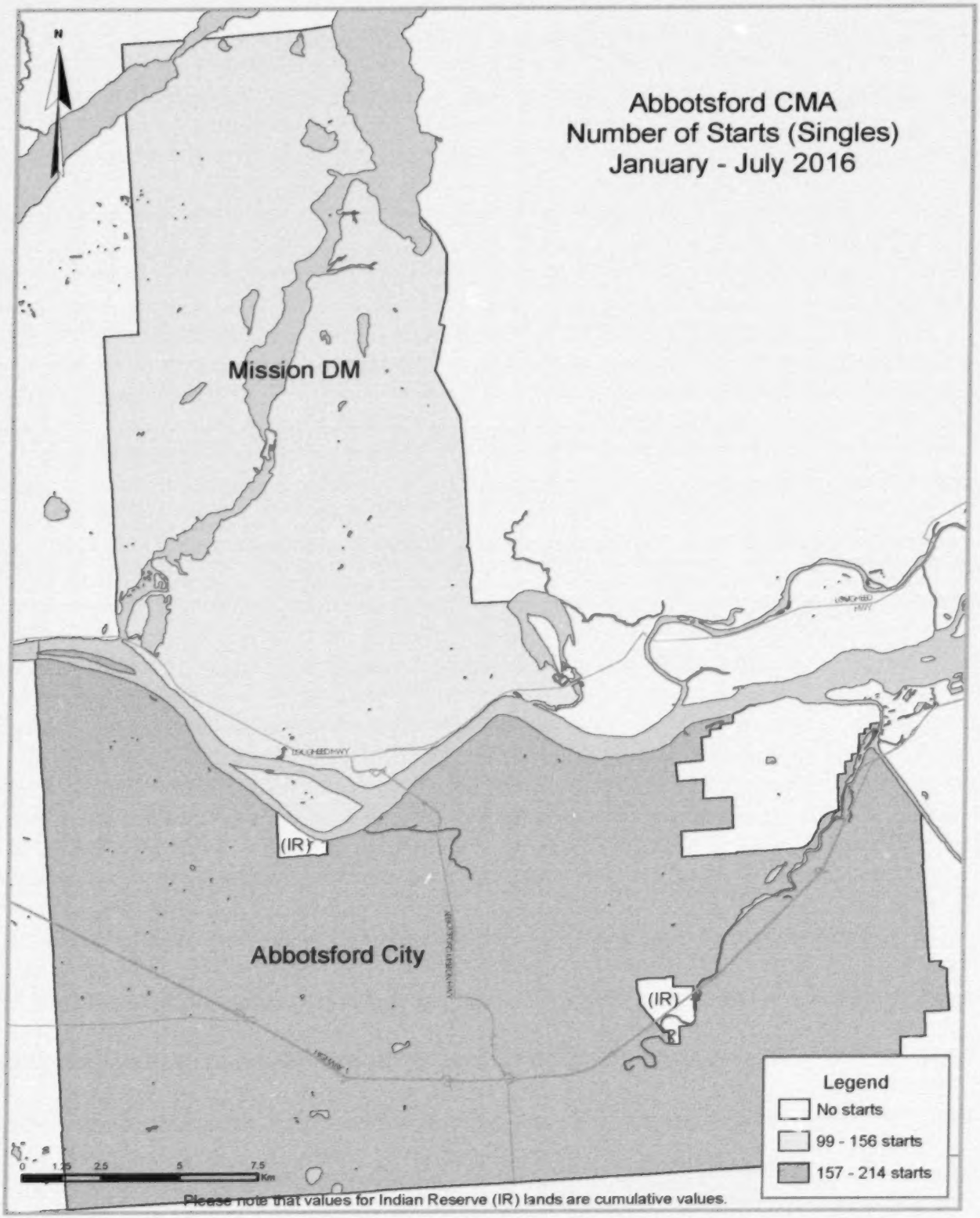
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 2149 starts
2150 - 4298 starts
4299 - 6447 starts
0 2 4 8 12 Km
N

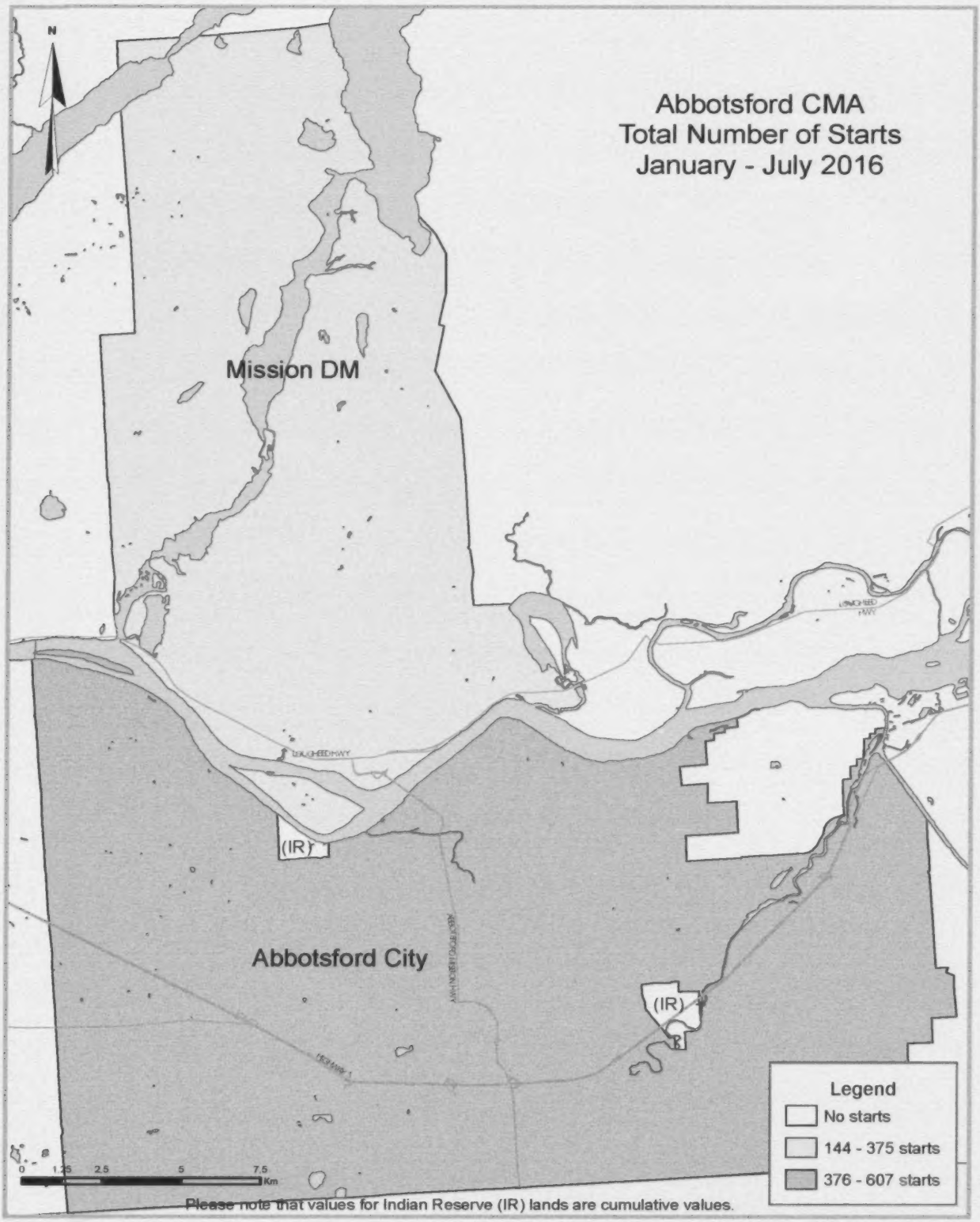

Abbotsford CMA
Number of Starts (Multiples)
July 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
1 - 17 starts
18 - 33 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
July 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
12 - 26 starts
27 - 40 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
July 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
13 - 43 starts
44 - 73 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - July 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
45 - 219 starts
220 - 393 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - July 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
99 - 156 starts
157 - 214 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - July 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
144 - 375 starts
376 - 607 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2016		
Vancouver CMA[1]	June 2016	July 2016
Trend[2]	29,933	30,361
SAAR	35,447	24,737
	July 2015	July 2016
Actual		
July - Single-Detached	431	495
July - Multiples	1,886	1,618
July - Total	2,317	2,113
January to July - Single-Detached	2,685	3,140
January to July - Multiples	9,570	13,813
January to July - Total	12,255	16,953

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	436	18	12	9	395	894	50	299	2,113
July 2015	389	30	0	2	284	1,385	40	187	2,317
% Change	12.1	-40.0	n/a	**	39.1	-35.5	25.0	59.9	-8.8
Year-to-date 2016	2,694	174	74	44	2,094	8,175	404	3,294	16,953
Year-to-date 2015	2,373	200	8	34	1,455	6,149	278	1,758	12,255
% Change	13.5	-13.0	**	29.4	43.9	32.9	45.3	87.4	38.3
UNDER CONSTRUCTION									
July 2016	4,272	242	142	79	2,902	19,427	532	5,673	33,269
July 2015	3,852	292	8	41	2,185	16,836	367	3,463	27,044
% Change	10.9	-17.1	**	92.7	32.8	15.4	45.0	63.8	23.0
COMPLETIONS									
July 2016	360	24	0	9	209	528	55	169	1,354
July 2015	412	28	0	0	204	944	54	520	2,162
% Change	-12.6	-14.3	n/a	n/a	2.5	-44.1	1.9	-67.5	-37.4
Year-to-date 2016	2,261	184	28	27	1,618	5,481	277	1,716	11,592
Year-to-date 2015	2,122	188	0	10	1,530	4,170	240	1,656	9,916
% Change	6.6	-2.1	n/a	170.0	5.8	31.4	15.4	3.6	16.9
COMPLETED & NOT ABSORBED									
July 2016	681	44	4	8	112	296	n/a	n/a	1,145
July 2015	768	73	0	9	378	1,171	n/a	n/a	2,399
% Change	-11.3	-39.7	n/a	-11.1	-70.4	-74.7	n/a	n/a	-52.3
ABSORBED									
July 2016	323	33	0	10	216	600	n/a	n/a	1,182
July 2015	434	38	0	2	205	998	n/a	n/a	1,677
% Change	-25.6	-13.2	n/a	**	5.4	-39.9	n/a	n/a	-29.5
Year-to-date 2016	2,289	213	24	28	1,742	5,934	n/a	n/a	10,230
Year-to-date 2015	2,369	218	0	14	1,731	4,517	n/a	n/a	8,849
% Change	-3.4	-2.3	n/a	100.0	0.6	31.4	n/a	n/a	15.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2016	47	4	0	0	0	26	0	36	113
July 2015	33	6	0	0	0	400	0	23	462
Delta									
July 2016	10	0	0	2	10	95	0	5	122
July 2015	24	0	0	0	0	317	0	15	356
Langley									
July 2016	41	2	4	7	72	0	2	20	148
July 2015	22	4	0	1	35	0	1	7	70
Maple Ridge / Pitt Meadows									
July 2016	28	0	0	0	46	0	0	2	76
July 2015	8	0	0	0	0	0	0	0	8
New Westminster									
July 2016	5	0	0	0	32	0	0	105	142
July 2015	2	0	0	0	0	0	0	1	3
North Vancouver									
July 2016	16	2	0	0	0	78	0	11	107
July 2015	15	0	0	0	0	72	0	9	96
Richmond									
July 2016	49	0	0	0	36	61	0	9	155
July 2015	38	0	0	0	76	163	0	9	286
Surrey									
July 2016	96	0	0	0	184	76	0	44	400
July 2015	114	0	0	0	143	66	0	58	381
Tri-Cities									
July 2016	36	2	8	0	13	64	3	22	148
July 2015	27	4	0	0	26	29	1	15	102
University Endowment Lands									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2016	72	8	0	0	2	494	45	42	663
July 2015	76	16	0	0	4	338	38	49	521
West Vancouver									
July 2016	16	0	0	0	0	0	0	0	16
July 2015	23	0	0	1	0	0	0	0	24
White Rock									
July 2016	5	0	0	0	0	0	0	3	8
July 2015	4	0	0	0	0	0	0	1	5
First Nations									
July 2016	10	0	0	0	0	0	0	0	10
July 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2016	436	18	12	9	395	894	50	299	2,113
July 2015	389	30	0	2	284	1,385	40	187	2,317

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2016	383	62	0	0	158	2,737	0	389	3,729
July 2015	330	80	0	0	49	2,770	0	218	3,447
Delta									
July 2016	105	0	0	15	92	442	1	69	724
July 2015	115	2	0	0	35	435	2	130	719
Langley									
July 2016	225	8	24	26	500	504	3	223	1,513
July 2015	177	6	5	12	336	421	1	170	1,128
Maple Ridge / Pitt Meadows									
July 2016	285	0	9	0	266	47	2	16	625
July 2015	272	16	0	0	228	152	3	0	671
New Westminster									
July 2016	70	8	7	0	67	529	0	848	1,529
July 2015	52	2	0	0	32	893	0	7	986
North Vancouver									
July 2016	182	16	0	0	40	1,548	16	346	2,148
July 2015	171	12	0	0	151	700	7	423	1,464
Richmond									
July 2016	491	4	0	20	253	3,005	3	550	4,326
July 2015	396	4	0	9	240	2,776	8	87	3,520
Surrey									
July 2016	862	20	3	2	1,115	1,810	2	488	4,302
July 2015	803	6	0	15	728	1,719	18	406	3,695
Tri-Cities									
July 2016	288	14	8	1	243	1,595	10	220	2,379
July 2015	257	6	3	1	264	1,248	8	170	1,957
University Endowment Lands									
July 2016	15	0	0	0	0	214	0	0	229
July 2015	17	0	0	0	11	340	0	0	368
Vancouver City									
July 2016	989	110	87	9	154	6,770	489	2,485	11,093
July 2015	931	154	0	2	81	5,349	319	1,801	8,637
West Vancouver									
July 2016	247	0	0	2	14	77	2	0	342
July 2015	207	0	0	2	23	20	0	1	253
White Rock									
July 2016	62	0	4	0	0	149	0	37	252
July 2015	76	4	0	0	0	13	0	48	141
First Nations									
July 2016	19	0	0	0	0	0	4	0	23
July 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2016	4,272	242	142	79	2,902	19,427	532	5,673	33,269
July 2015	3,852	292	8	41	2,185	16,836	367	3,463	27,044

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2016	32	10	0	0	0	0	0	23	65
July 2015	38	6	0	0	0	0	0	23	67
Delta									
July 2016	5	0	0	7	0	0	0	4	16
July 2015	24	0	0	0	26	0	0	7	57
Langley									
July 2016	16	0	0	1	39	0	4	7	67
July 2015	31	0	0	0	15	0	3	21	70
Maple Ridge / Pitt Meadows									
July 2016	25	0	0	0	11	0	0	1	37
July 2015	14	0	0	0	24	81	0	0	119
New Westminster									
July 2016	4	0	0	0	10	0	0	4	18
July 2015	3	0	0	0	0	0	0	0	3
North Vancouver									
July 2016	15	0	0	0	0	0	2	5	22
July 2015	34	2	0	0	0	265	1	23	325
Richmond									
July 2016	38	0	0	0	9	0	0	6	53
July 2015	35	2	0	0	12	241	1	151	442
Surrey									
July 2016	94	0	0	0	108	66	0	44	312
July 2015	78	0	0	0	114	124	3	31	350
Tri-Cities									
July 2016	17	0	0	0	2	0	0	11	30
July 2015	20	0	0	0	6	0	0	3	29
University Endowment Lands									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2016	86	14	0	1	21	462	49	60	693
July 2015	83	16	0	0	5	233	46	252	635
West Vancouver									
July 2016	12	0	0	0	9	0	0	0	21
July 2015	43	2	0	0	2	0	0	2	49
White Rock									
July 2016	4	0	0	0	0	0	0	3	7
July 2015	9	0	0	0	0	0	0	7	16
First Nations									
July 2016	9	0	0	0	0	0	0	0	9
July 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
July 2016	360	24	0	9	209	528	55	169	1,354
July 2015	412	28	0	0	204	944	54	520	2,162

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2016	51	14	0	0	0	2	n/a	n/a	67
July 2015	63	25	0	0	1	95	n/a	n/a	184
Delta									
July 2016	11	0	0	0	7	0	n/a	n/a	18
July 2015	17	0	0	0	6	13	n/a	n/a	36
Langley									
July 2016	12	0	4	3	12	0	n/a	n/a	31
July 2015	49	0	0	0	52	65	n/a	n/a	166
Maple Ridge / Pitt Meadows									
July 2016	9	0	0	0	11	89	n/a	n/a	109
July 2015	52	2	0	0	47	177	n/a	n/a	278
New Westminster									
July 2016	2	2	0	0	7	30	n/a	n/a	41
July 2015	6	0	0	0	31	12	n/a	n/a	49
North Vancouver									
July 2016	23	0	0	0	8	86	n/a	n/a	117
July 2015	29	1	0	0	16	155	n/a	n/a	201
Richmond									
July 2016	160	1	0	2	13	15	n/a	n/a	191
July 2015	114	1	0	2	27	132	n/a	n/a	276
Surrey									
July 2016	67	0	0	1	40	12	n/a	n/a	120
July 2015	105	0	0	2	163	264	n/a	n/a	534
Tri-Cities									
July 2016	37	0	0	0	9	35	n/a	n/a	81
July 2015	47	0	0	4	5	91	n/a	n/a	147
University Endowment Lands									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	0	0	0	0	1	0	n/a	n/a	1
Vancouver City									
July 2016	269	27	0	2	5	24	n/a	n/a	327
July 2015	243	41	0	1	14	139	n/a	n/a	438
West Vancouver									
July 2016	26	0	0	0	0	0	n/a	n/a	26
July 2015	22	2	0	0	10	1	n/a	n/a	35
White Rock									
July 2016	11	0	0	0	0	3	n/a	n/a	14
July 2015	18	1	0	0	4	27	n/a	n/a	50
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2016	681	44	4	8	112	296	n/a	n/a	1,145
July 2015	768	73	0	9	378	1,171	n/a	n/a	2,399

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2016	36	12	0	0	0	0	n/a	n/a	48
July 2015	30	8	0	0	0	59	n/a	n/a	97
Delta									
July 2016	4	0	0	7	6	0	n/a	n/a	17
July 2015	22	0	0	0	28	0	n/a	n/a	50
Langley									
July 2016	20	0	0	3	38	0	n/a	n/a	61
July 2015	22	0	0	1	10	13	n/a	n/a	46
Maple Ridge / Pitt Meadows									
July 2016	26	0	0	0	6	0	n/a	n/a	32
July 2015	20	0	0	0	0	2	n/a	n/a	22
New Westminster									
July 2016	5	0	0	0	3	9	n/a	n/a	17
July 2015	3	0	0	0	20	14	n/a	n/a	37
North Vancouver									
July 2016	11	1	0	0	0	0	n/a	n/a	12
July 2015	31	4	0	0	5	250	n/a	n/a	290
Richmond									
July 2016	16	0	0	0	14	40	n/a	n/a	70
July 2015	54	3	0	0	17	241	n/a	n/a	315
Surrey									
July 2016	94	0	0	0	117	72	n/a	n/a	283
July 2015	86	0	0	0	105	113	n/a	n/a	304
Tri-Cities									
July 2016	12	0	0	0	3	0	n/a	n/a	15
July 2015	26	0	0	0	11	48	n/a	n/a	85
University Endowment Lands									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	0	0	0	0	0	2	n/a	n/a	2
Vancouver City									
July 2016	72	20	0	0	20	479	n/a	n/a	591
July 2015	89	23	0	1	7	253	n/a	n/a	373
West Vancouver									
July 2016	9	0	0	0	9	0	n/a	n/a	18
July 2015	44	0	0	0	0	1	n/a	n/a	45
White Rock									
July 2016	8	0	0	0	0	0	n/a	n/a	8
July 2015	7	0	0	0	2	2	n/a	n/a	11
First Nations									
July 2016	9	0	0	0	0	0	n/a	n/a	9
July 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2016	323	33	0	10	216	600	n/a	n/a	1,182
July 2015	434	38	0	2	205	998	n/a	n/a	1,677

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Mountain	0	0	0	0	0	0	0	158	0	158	-100.0
Burnaby - North	16	8	0	0	0	0	14	4	30	12	150.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	27	0	28	0	n/a
Burnaby - South & East	4	5	0	4	0	0	4	4	8	13	-38.5
Burnaby - Central Park	4	1	0	0	0	0	2	243	6	244	-97.5
Burnaby - Remainder	22	19	4	2	0	0	15	14	41	35	17.1
Burnaby Total	47	33	4	6	0	0	62	423	113	462	-75.5
Coquitlam	36	24	2	4	16	24	20	12	74	64	15.6
Delta - Tsawwassen	5	3	0	0	0	0	96	0	101	3	**
Delta - Ladner	0	5	0	0	10	0	0	1	10	6	66.7
Delta - North	7	16	0	0	0	0	4	331	11	347	-96.8
Delta	12	24	0	0	10	0	100	332	122	356	-65.7
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	50	23	2	4	76	35	20	7	148	69	114.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	25	8	2	0	44	0	2	0	73	8	**
New Westminster	5	2	0	0	32	0	105	1	142	3	**
North Vancouver City	2	6	2	0	0	0	0	75	4	81	-95.1
North Vancouver DM	14	9	0	0	0	0	89	6	103	15	**
Pitt Meadows	3	0	0	0	0	0	0	0	3	0	n/a
Port Coquitlam	2	4	0	2	5	0	65	32	72	38	89.5
Port Moody	1	0	0	0	0	0	1	0	2	0	n/a
Richmond	49	38	0	10	36	66	70	172	155	286	-45.8
Surrey - South	35	37	2	2	98	26	80	73	215	138	55.8
Surrey - Cloverdale	5	12	0	0	0	26	3	8	8	46	-82.6
Surrey - North	40	51	4	2	80	54	28	32	152	139	9.4
Surrey - Guildford	1	1	0	0	0	33	0	1	1	35	-97.1
Surrey - Whalley	15	13	0	0	0	0	9	10	24	23	4.3
Surrey Total	96	114	6	4	178	139	120	124	400	381	5.0
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	4	0	4	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	6	2	0	0	0	0	0	0	6	2	200.0
Vancouver - Marpole	4	9	2	2	0	0	1	10	7	21	-66.7
Vancouver - Eastside	79	84	8	8	0	0	506	312	593	404	46.8
Vancouver - Mt. Pleasant	0	0	0	2	0	0	17	0	17	2	**
Vancouver - Strath/Grand	1	1	0	4	0	0	0	61	1	66	-98.5
Vancouver - Westside	26	18	0	0	0	4	8	4	34	26	30.8
Vancouver Total	117	114	10	16	0	4	536	387	663	521	27.3
West Vancouver	16	24	0	0	0	0	0	0	16	24	-33.3
White Rock	5	4	0	0	0	0	3	1	8	5	60.0
First Nations	10	0	0	0	0	0	0	0	10	0	n/a
Vancouver CMA	495	431	28	46	397	268	1,193	1,572	2,113	2,317	-8.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	10	8	0	0	0	0	0	0	10	8	25.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	12	8	0	0	0	0	1	0	13	8	62.5
Burnaby - Mountain	0	0	0	0	0	0	75	158	75	158	-52.5
Burnaby - North	68	48	4	2	0	21	143	62	215	133	61.7
Burnaby - Lougheed Mall	3	3	0	0	0	0	125	3	128	6	**
Burnaby - South & East	28	13	6	10	0	0	26	10	60	33	81.8
Burnaby - Central Park	15	14	4	2	0	0	792	729	811	745	8.9
Burnaby - Remainder	114	96	36	38	68	0	286	80	504	214	135.5
Burnaby Total	228	174	50	52	68	21	1,447	1,042	1,793	1,289	39.1
Coquitlam	220	158	38	60	34	66	660	296	952	580	64.1
Delta - Tsawwassen	29	21	0	0	0	0	101	36	130	57	128.1
Delta - Ladner	15	15	2	0	90	15	2	3	109	33	**
Delta - North	32	42	0	0	0	0	29	356	61	398	-84.7
Delta	76	78	2	0	90	15	132	395	300	488	-38.5
Langley City	2	5	0	0	14	0	0	0	16	5	**
Langley District	209	143	10	8	476	307	131	320	826	778	6.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	288	229	4	18	220	96	11	47	523	390	34.1
New Westminster	35	24	4	0	74	0	601	300	714	324	120.4
North Vancouver City	41	26	14	4	7	0	568	777	630	807	-21.9
North Vancouver DM	81	78	0	0	15	39	606	111	702	228	**
Pitt Meadows	12	9	0	2	0	36	0	0	12	47	-74.5
Port Coquitlam	24	19	6	2	33	42	77	128	140	191	-26.7
Port Moody	10	10	0	0	7	14	1	0	18	24	-25.0
Richmond	272	246	6	22	134	127	1,144	784	1,556	1,179	32.0
Surrey - South	231	186	22	16	370	171	129	108	752	481	56.3
Surrey - Cloverdale	51	64	2	4	34	60	86	34	173	162	6.8
Surrey - North	271	268	16	6	320	197	149	277	756	748	1.1
Surrey - Guildford	7	11	0	0	52	93	5	7	64	111	-42.3
Surrey - Whalley	67	79	2	0	27	0	129	1,135	225	1,214	-81.5
Surrey Total	627	608	42	26	803	521	498	1,561	1,970	2,716	-27.5
University Endowment Lands	1	3	0	0	0	11	0	235	1	249	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	1	2	2	2	0	0	48	2	51	6	**
Vancouver - False Creek	0	0	0	0	0	0	309	0	309	0	n/a
Vancouver - Granville/Oak	5	5	2	0	8	0	137	19	152	24	**
Vancouver - Kerrisdale	33	30	0	0	0	0	5	4	38	34	11.8
Vancouver - Marpole	35	33	6	6	0	0	396	17	437	56	**
Vancouver - Eastside	550	448	36	64	48	18	1,483	972	2,117	1,502	40.9
Vancouver - Mt. Pleasant	3	1	18	26	8	0	644	116	673	143	**
Vancouver - Strath/Grand	9	9	4	16	0	5	396	195	409	225	81.8
Vancouver - Westside	189	208	2	4	29	4	318	76	538	292	84.2
Vancouver Total	825	736	70	118	93	27	5,459	1,883	6,447	2,764	133.2
West Vancouver	107	87	0	2	0	23	57	8	164	120	36.7
White Rock	27	36	0	4	0	0	106	20	133	60	121.7
First Nations	32	0	0	0	0	0	0	0	32	0	n/a
Vancouver CMA	3,140	2,685	246	318	2,068	1,345	11,499	7,907	16,953	12,255	38.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	158	0	0
Burnaby - North	0	0	0	0	0	0	14	4
Burnaby - Lougheed Mall	0	0	0	0	26	0	1	0
Burnaby - South & East	0	0	0	0	0	0	4	4
Burnaby - Central Park	0	0	0	0	0	242	2	1
Burnaby - Remainder	0	0	0	0	0	0	15	14
Burnaby Total	0	0	0	0	26	400	36	23
Coquitlam	16	24	0	0	0	0	20	12
Delta - Tsawwassen	0	0	0	0	95	0	1	0
Delta - Ladner	10	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	317	4	14
Delta	10	0	0	0	95	317	5	15
Langley City	0	0	0	0	0	0	0	0
Langley District	76	35	0	0	0	0	20	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	44	0	0	0	0	0	2	0
New Westminster	32	0	0	0	0	0	105	1
North Vancouver City	0	0	0	0	0	72	0	3
North Vancouver DM	0	0	0	0	78	0	11	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	0	0	0	64	29	1	3
Port Moody	0	0	0	0	0	0	1	0
Richmond	36	66	0	0	61	163	9	9
Surrey - South	98	26	0	0	76	66	4	7
Surrey - Cloverdale	0	26	0	0	0	0	3	8
Surrey - North	80	54	0	0	0	0	28	32
Surrey - Guildford	0	33	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	0	9	10
Surrey Total	178	139	0	0	76	66	44	58
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	4	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	7	1	3
Vancouver - Eastside	0	0	0	0	473	270	33	42
Vancouver - Mt. Pleasant	0	0	0	0	17	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	61	0	0
Vancouver - Westside	0	4	0	0	0	0	8	4
Vancouver Total	0	4	0	0	494	338	42	49
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	1
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	397	268	0	0	894	1,385	299	187

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	158	0	0
Burnaby - North	0	21	0	0	98	32	45	30
Burnaby - Lougheed Mall	0	0	0	0	123	0	2	3
Burnaby - South & East	0	0	0	0	0	0	26	10
Burnaby - Central Park	0	0	0	0	783	719	9	10
Burnaby - Remainder	68	0	0	0	78	0	208	80
Burnaby Total	68	21	0	0	1,157	909	290	133
Coquitlam	34	66	0	0	514	189	146	107
Delta - Tsawwassen	0	0	0	0	95	33	6	3
Delta - Ladner	90	15	0	0	0	0	2	3
Delta - North	0	0	0	0	0	317	29	39
Delta	90	15	0	0	95	350	37	45
Langley City	14	0	0	0	0	0	0	0
Langley District	476	307	0	0	68	166	63	154
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	220	96	0	0	0	47	11	0
New Westminster	74	0	0	0	55	293	546	7
North Vancouver City	7	0	0	0	438	644	130	133
North Vancouver DM	15	39	0	0	556	0	50	111
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	33	42	0	0	64	121	13	7
Port Moody	7	14	0	0	0	0	1	0
Richmond	134	127	0	0	1,084	730	60	54
Surrey - South	370	171	0	0	76	66	53	42
Surrey - Cloverdale	34	60	0	0	57	0	29	34
Surrey - North	320	197	0	0	0	120	149	157
Surrey - Guildford	52	93	0	0	0	0	5	7
Surrey - Whalley	27	0	0	0	81	1,077	48	58
Surrey Total	803	521	0	0	214	1,263	284	298
University Endowment Lands	0	11	0	0	0	235	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	48	2	0	0
Vancouver - False Creek	0	0	0	0	174	0	135	0
Vancouver - Granville/Oak	8	0	0	0	129	17	8	2
Vancouver - Kerrisdale	0	0	0	0	0	0	5	4
Vancouver - Marpole	0	0	0	0	261	7	135	10
Vancouver - Eastside	48	18	0	0	1,073	703	410	269
Vancouver - Mt. Pleasant	8	0	0	0	443	115	201	1
Vancouver - Strath/Grand	0	5	0	0	365	150	31	45
Vancouver - Westside	29	4	0	0	276	40	42	36
Vancouver Total	93	27	0	0	3,814	1,194	1,645	689
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	0	0	0	89	0	17	20
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,068	1,345	0	0	8,205	6,149	3,294	1,758

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	3	0	0	0	0	4	3
Burnaby - Mountain	0	0	0	158	0	0	0	158
Burnaby - North	16	8	0	0	14	4	30	12
Burnaby - Lougheed Mall	1	0	26	0	1	0	28	0
Burnaby - South & East	4	9	0	0	4	4	8	13
Burnaby - Central Park	4	1	0	242	2	1	6	244
Burnaby - Remainder	26	21	0	0	15	14	41	35
Burnaby Total	51	39	26	400	36	23	113	462
Coquitlam	43	25	8	26	23	13	74	64
Delta - Tsawwassen	3	3	97	0	1	0	101	3
Delta - Ladner	0	5	10	0	0	1	10	6
Delta - North	7	16	0	317	4	14	11	347
Delta	10	24	107	317	5	15	122	356
Langley City	0	1	0	0	0	0	0	1
Langley District	47	25	79	36	22	8	148	69
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	8	46	0	2	0	73	8
New Westminster	5	2	32	0	105	1	142	3
North Vancouver City	4	6	0	72	0	3	4	81
North Vancouver DM	14	9	78	0	11	6	103	15
Pitt Meadows	3	0	0	0	0	0	3	0
Port Coquitlam	2	6	69	29	1	3	72	38
Port Moody	1	0	0	0	1	0	2	0
Richmond	49	38	97	239	9	9	155	286
Surrey - South	35	37	176	94	4	7	215	138
Surrey - Cloverdale	5	12	0	26	3	8	8	46
Surrey - North	40	51	84	56	28	32	152	139
Surrey - Guildford	1	1	0	33	0	1	1	35
Surrey - Whalley	15	13	0	0	9	10	24	23
Surrey Total	96	114	260	209	44	58	400	381
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	4	0	0	0	4	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	5	1	0	0	1	1	6	2
Vancouver - Marpole	4	8	0	7	3	6	7	21
Vancouver - Eastside	48	63	475	270	70	71	593	404
Vancouver - Mt. Pleasant	0	2	17	0	0	0	17	2
Vancouver - Strath/Grand	0	4	0	61	1	1	1	66
Vancouver - Westside	22	14	0	4	12	8	34	26
Vancouver Total	80	92	496	342	87	87	663	521
West Vancouver	16	23	0	1	0	0	16	24
White Rock	5	4	0	0	3	1	8	5
First Nations	10	0	0	0	0	0	10	0
Vancouver CMA	466	419	1,298	1,671	349	227	2,113	2,317

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	9	7	1	0	0	1	10	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	12	8	0	0	1	0	13	8
Burnaby - Mountain	0	0	75	158	0	0	75	158
Burnaby - North	71	50	98	53	46	30	215	133
Burnaby - Lougheed Mall	3	3	123	0	2	3	128	6
Burnaby - South & East	34	23	0	0	26	10	60	33
Burnaby - Central Park	19	16	783	719	9	10	811	745
Burnaby - Remainder	150	134	146	0	208	80	504	214
Burnaby Total	277	226	1,225	930	291	133	1,793	1,289
Coquitlam	226	158	571	311	155	111	952	580
Delta - Tsawwassen	17	21	107	33	6	3	130	57
Delta - Ladner	12	15	95	15	2	3	109	33
Delta - North	32	42	0	317	29	39	61	398
Delta	61	78	202	365	37	45	300	488
Langley City	2	5	14	0	0	0	16	5
Langley District	211	135	535	478	80	165	826	778
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	291	234	220	153	12	3	523	390
New Westminster	38	24	129	293	547	7	714	324
North Vancouver City	47	27	445	644	138	136	630	807
North Vancouver DM	76	78	571	39	55	111	702	228
Pitt Meadows	11	11	0	36	1	0	12	47
Port Coquitlam	30	21	97	163	13	7	140	191
Port Moody	10	10	7	14	1	0	18	24
Richmond	257	234	1,237	886	62	59	1,556	1,179
Surrey - South	234	186	465	253	53	42	752	481
Surrey - Cloverdale	52	65	91	60	30	37	173	162
Surrey - North	290	251	316	336	150	161	756	748
Surrey - Guildford	7	11	52	93	5	7	64	111
Surrey - Whalley	67	79	110	1,077	48	58	225	1,214
Surrey Total	650	592	1,034	1,819	286	305	1,970	2,716
University Endowment Lands	1	3	0	246	0	0	1	249
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	3	4	48	2	0	0	51	6
Vancouver - False Creek	0	0	174	0	135	0	309	0
Vancouver - Granville/Oak	5	3	137	17	10	4	152	24
Vancouver - Kerrisdale	27	22	0	0	11	12	38	34
Vancouver - Marpole	33	33	261	7	143	16	437	56
Vancouver - Eastside	322	320	1,093	723	702	459	2,117	1,502
Vancouver - Mt. Pleasant	21	27	451	115	201	1	673	143
Vancouver - Strath/Grand	10	23	365	155	34	47	409	225
Vancouver - Westside	150	174	305	46	83	72	538	292
Vancouver Total	571	606	3,879	1,225	1,997	933	6,447	2,764
West Vancouver	106	84	57	36	1	0	164	120
White Rock	27	40	89	0	17	20	133	60
First Nations	28	0	0	0	4	0	32	0
Vancouver CMA	2,942	2,581	10,313	7,638	3,698	2,036	16,953	12,255

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	1	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	9	0	0	0	0	7	4	16	13	23.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	6	0	0	0	3	2	12	4	200.0
Burnaby - Central Park	1	4	0	0	0	0	1	3	2	7	-71.4
Burnaby - Remainder	19	23	4	6	0	0	12	14	35	43	-18.6
Burnaby Total	32	38	10	6	0	0	23	23	65	67	-3.0
Coquitlam	15	12	2	0	0	6	11	2	28	20	40.0
Delta - Tsawwassen	7	15	0	0	0	0	0	1	7	16	-56.3
Delta - Ladner	1	2	0	0	0	0	0	0	1	2	-50.0
Delta - North	4	7	0	0	0	26	4	6	8	39	-79.5
Delta	12	24	0	0	0	26	4	7	16	57	-71.9
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	20	34	0	4	39	11	7	21	66	70	-5.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	24	14	0	0	11	24	1	81	36	119	-69.7
New Westminster	4	3	0	0	10	0	4	0	18	3	**
North Vancouver City	6	3	0	2	0	0	2	4	8	9	-11.1
North Vancouver DM	11	32	0	0	0	0	3	284	14	316	-95.6
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	2	8	0	0	0	0	0	1	2	9	-77.8
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	38	36	6	2	3	12	6	392	53	442	-88.0
Surrey - South	26	24	0	2	65	53	69	2	160	81	97.5
Surrey - Cloverdale	15	9	0	0	9	25	10	72	34	106	-67.9
Surrey - North	37	35	0	0	17	34	21	16	75	85	-11.8
Surrey - Guildford	1	1	0	0	17	0	1	0	19	1	**
Surrey - Whalley	15	12	0	0	0	0	9	65	24	77	-68.8
Surrey Total	94	81	0	2	108	112	110	155	312	350	-10.9
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	424	0	424	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	3	6	0	0	0	0	0	0	3	6	-50.0
Vancouver - Marpole	2	8	0	0	0	0	0	118	2	126	-98.4
Vancouver - Eastside	85	88	10	16	0	0	47	139	142	243	-41.6
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	5	4	5	-20.0
Vancouver - Strath/Grand	1	0	2	0	0	5	38	152	41	157	-73.9
Vancouver - Westside	45	25	0	0	19	0	13	71	77	96	-19.8
Vancouver Total	136	129	16	16	19	5	522	485	693	635	9.1
West Vancouver	12	43	0	4	9	0	0	2	21	49	-57.1
White Rock	4	9	0	0	0	0	3	7	7	16	-56.3
First Nations	9	0	0	0	0	0	0	0	9	0	n/a
Vancouver CMA	424	466	34	36	199	196	697	1,464	1,354	2,162	-37.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	8	6	0	0	0	0	0	0	8	6	33.3
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	5	10	0	0	0	23	1	0	6	33	-81.8
Burnaby - Mountain	0	0	0	0	0	0	115	95	115	95	21.1
Burnaby - North	43	46	0	4	0	0	27	257	70	307	-77.2
Burnaby - Lougheed Mall	2	2	0	0	0	0	2	2	4	4	0.0
Burnaby - South & East	14	12	16	20	0	42	257	7	287	81	**
Burnaby - Central Park	13	24	6	4	0	4	54	588	73	620	-88.2
Burnaby - Remainder	113	100	50	42	0	37	131	162	294	341	-13.8
Burnaby Total	185	184	72	70	0	83	586	1,111	843	1,448	-41.8
Coquitlam	142	158	30	26	62	66	381	382	615	632	-2.7
Delta - Tsawwassen	20	32	2	0	0	0	186	2	208	34	**
Delta - Ladner	12	11	0	0	24	0	4	4	40	15	166.7
Delta - North	45	49	0	0	8	65	40	44	93	158	-41.1
Delta	77	92	2	0	32	65	230	50	341	207	64.7
Langley City	3	6	0	0	0	0	0	0	3	6	-50.0
Langley District	135	149	20	4	247	237	204	139	606	529	14.6
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	199	125	6	20	144	133	44	178	393	456	-13.8
New Westminster	27	34	2	4	32	45	466	0	527	83	**
North Vancouver City	28	28	4	12	0	12	15	299	47	351	-86.6
North Vancouver DM	84	96	0	0	100	25	209	393	393	514	-23.5
Pitt Meadows	11	8	4	2	4	4	1	64	20	78	-74.4
Port Coquitlam	16	16	2	0	41	48	10	68	69	132	-47.7
Port Moody	11	4	0	0	21	0	0	0	32	4	**
Richmond	256	180	20	22	143	53	982	876	1,401	1,131	23.9
Surrey - South	182	141	16	26	231	153	300	98	729	418	74.4
Surrey - Cloverdale	76	40	4	2	81	166	53	82	214	290	-26.2
Surrey - North	227	243	0	2	224	253	362	191	813	689	18.0
Surrey - Guildford	11	6	0	0	127	21	6	3	144	30	**
Surrey - Whalley	94	64	0	0	4	4	66	427	164	495	-66.9
Surrey Total	590	494	20	30	667	597	787	801	2,064	1,922	7.4
University Endowment Lands	4	2	0	0	11	0	235	94	250	96	160.4
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	875	81	875	81	**
Vancouver - Kitsilano	2	4	0	4	0	0	0	1	2	9	-77.8
Vancouver - False Creek	0	1	0	0	0	0	321	189	321	190	68.9
Vancouver - Granville/Oak	4	5	0	8	10	0	11	4	25	17	47.1
Vancouver - Kerrisdale	23	28	0	0	0	0	25	31	48	59	-18.6
Vancouver - Marpole	35	35	4	4	0	0	68	214	107	253	-57.7
Vancouver - Eastside	388	390	42	60	18	8	1,301	350	1,749	808	116.5
Vancouver - Mt. Pleasant	1	1	20	12	12	0	0	28	33	41	-19.5
Vancouver - Strath/Grand	10	2	10	6	0	5	110	164	130	177	-26.6
Vancouver - Westside	178	144	4	2	28	0	306	99	516	245	110.6
Vancouver Total	641	610	80	96	68	13	3,017	1,161	3,806	1,880	102.4
West Vancouver	80	109	0	24	9	4	0	95	89	232	-61.6
White Rock	36	46	2	0	0	0	29	115	67	161	-58.4
First Nations	9	13	0	0	0	0	0	0	9	13	-30.8
Vancouver CMA	2,550	2,372	264	310	1,581	1,408	7,197	5,826	11,592	9,916	16.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	7	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	2
Burnaby - Central Park	0	0	0	0	0	0	1	3
Burnaby - Remainder	0	0	0	0	0	0	12	14
Burnaby Total	0	0	0	0	0	0	23	23
Coquitlam	0	6	0	0	0	0	11	2
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	26	0	0	0	0	4	6
Delta	0	26	0	0	0	0	4	7
Langley City	0	0	0	0	0	0	0	0
Langley District	39	11	0	0	0	0	7	21
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	24	0	0	0	81	1	0
New Westminster	10	0	0	0	0	0	4	0
North Vancouver City	0	0	0	0	0	0	2	4
North Vancouver DM	0	0	0	0	0	265	3	19
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	3	12	0	0	0	241	6	151
Surrey - South	65	53	0	0	66	0	3	2
Surrey - Cloverdale	9	25	0	0	0	68	10	4
Surrey - North	17	34	0	0	0	0	21	16
Surrey - Guildford	17	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	56	9	9
Surrey Total	108	112	0	0	66	124	44	31
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	424	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	117	0	1
Vancouver - Eastside	0	0	0	0	0	106	47	33
Vancouver - Mt. Pleasant	0	0	0	0	0	5	0	0
Vancouver - Strath/Grand	0	5	0	0	38	5	0	147
Vancouver - Westside	19	0	0	0	0	0	13	71
Vancouver Total	19	5	0	0	462	233	60	252
West Vancouver	9	0	0	0	0	0	0	2
White Rock	0	0	0	0	0	0	3	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	199	196	0	0	528	944	169	520

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	23	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	115	95	0	0
Burnaby - North	0	0	0	0	0	239	27	18
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	2
Burnaby - South & East	0	42	0	0	245	0	12	7
Burnaby - Central Park	0	4	0	0	44	577	10	11
Burnaby - Remainder	0	37	0	0	42	118	89	44
Burnaby Total	0	83	0	0	446	1,029	140	82
Coquitlam	62	66	0	0	313	296	68	86
Delta - Tsawwassen	0	0	0	0	118	0	68	2
Delta - Ladner	24	0	0	0	0	0	4	4
Delta - North	8	65	0	0	0	0	40	44
Delta	32	65	0	0	118	0	112	50
Langley City	0	0	0	0	0	0	0	0
Langley District	247	237	0	0	100	65	104	74
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	144	133	0	0	40	103	4	75
New Westminster	32	45	0	0	452	0	14	0
North Vancouver City	0	12	0	0	0	165	15	134
North Vancouver DM	100	25	0	0	0	342	209	51
Pitt Meadows	4	4	0	0	0	64	1	0
Port Coquitlam	41	48	0	0	0	66	10	2
Port Moody	21	0	0	0	0	0	0	0
Richmond	143	53	0	0	938	533	44	343
Surrey - South	231	153	0	0	257	75	43	23
Surrey - Cloverdale	81	166	0	0	0	68	53	14
Surrey - North	224	253	0	0	227	65	135	126
Surrey - Guildford	127	21	0	0	0	0	6	3
Surrey - Whalley	4	4	0	0	0	390	66	37
Surrey Total	667	597	0	0	484	598	303	203
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	521	81	354	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	3	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	3	4
Vancouver - Marpole	0	0	0	0	63	209	5	5
Vancouver - Eastside	3	8	15	0	1,080	182	221	168
Vancouver - Mt. Pleasant	12	0	0	0	0	28	0	0
Vancouver - Strath/Grand	0	5	0	0	66	17	44	147
Vancouver - Westside	28	0	0	0	268	0	38	99
Vancouver Total	53	13	15	0	2,352	736	665	425
West Vancouver	9	4	0	0	0	93	0	2
White Rock	0	0	0	0	3	80	26	35
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,566	1,408	15	0	5,481	4,170	1,716	1,656

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	1	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	9	9	0	0	7	4	16	13
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	9	2	0	0	3	2	12	4
Burnaby - Central Park	1	4	0	0	1	3	2	7
Burnaby - Remainder	23	29	0	0	12	14	35	43
Burnaby Total	42	44	0	0	23	23	65	67
Coquitlam	15	12	2	6	11	2	28	20
Delta - Tsawwassen	0	15	7	0	0	1	7	16
Delta - Ladner	1	2	0	0	0	0	1	2
Delta - North	4	7	0	26	4	6	8	39
Delta	5	24	7	26	4	7	16	57
Langley City	1	0	0	0	0	0	1	0
Langley District	15	31	40	15	11	24	66	70
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	14	11	105	1	0	36	119
New Westminster	4	3	10	0	4	0	18	3
North Vancouver City	4	4	0	0	4	5	8	9
North Vancouver DM	11	32	0	265	3	19	14	316
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	2	8	0	0	0	1	2	9
Port Moody	0	0	0	0	0	0	0	0
Richmond	38	37	9	253	6	152	53	442
Surrey - South	26	24	131	55	3	2	160	81
Surrey - Cloverdale	15	8	9	93	10	5	34	106
Surrey - North	37	33	17	34	21	18	75	85
Surrey - Guildford	1	1	17	0	1	0	19	1
Surrey - Whalley	15	12	0	56	9	9	24	77
Surrey Total	94	78	174	238	44	34	312	350
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	424	0	0	0	424	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	3	5	0	0	0	1	3	6
Vancouver - Marpole	2	8	0	117	0	1	2	126
Vancouver - Eastside	53	62	3	106	86	75	142	243
Vancouver - Mt. Pleasant	4	0	0	5	0	0	4	5
Vancouver - Strath/Grand	3	0	38	10	0	147	41	157
Vancouver - Westside	35	22	19	0	23	74	77	96
Vancouver Total	100	99	484	238	109	298	693	635
West Vancouver	12	45	9	2	0	2	21	49
White Rock	4	9	0	0	3	7	7	16
First Nations	9	0	0	0	0	0	9	0
Vancouver CMA	384	440	746	1,148	224	574	1,354	2,162

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	1,600,000	1,582,928
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2015	3	33.3	2	22.2	2	22.2	2	22.2	0	0.0	9	-	-
Burnaby													
July 2016	0	0.0	1	2.8	10	27.8	23	63.9	2	5.6	36	1,705,000	1,729,272
July 2015	0	0.0	1	3.3	18	60.0	11	36.7	0	0.0	30	1,410,000	1,545,491
Year-to-date 2016	0	0.0	4	2.1	54	28.4	109	57.4	23	12.1	190	1,692,500	1,837,720
Year-to-date 2015	0	0.0	12	6.1	116	58.6	67	33.8	3	1.5	198	1,402,500	1,471,397
Coquitlam													
July 2016	0	0.0	0	0.0	7	70.0	3	30.0	0	0.0	10	1,380,000	1,379,000
July 2015	0	0.0	13	61.9	5	23.8	3	14.3	0	0.0	21	965,000	1,048,260
Year-to-date 2016	5	3.2	21	13.5	97	62.6	31	20.0	1	0.6	155	1,275,000	1,287,384
Year-to-date 2015	3	1.6	103	56.0	60	32.6	17	9.2	1	0.5	184	965,000	1,051,333
Delta													
July 2016	0	0.0	3	27.3	5	45.5	3	27.3	0	0.0	11	1,070,000	1,218,873
July 2015	2	9.1	7	31.8	10	45.5	3	13.6	0	0.0	22	1,105,000	1,171,309
Year-to-date 2016	0	0.0	8	11.3	41	57.7	18	25.4	4	5.6	71	1,295,000	1,465,552
Year-to-date 2015	3	3.1	50	52.1	37	38.5	6	6.3	0	0.0	96	995,000	1,086,437
Langley City													
July 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	-	-
Langley District													
July 2016	3	14.3	4	19.0	7	33.3	4	19.0	3	14.3	21	1,200,000	1,379,036
July 2015	7	30.4	9	39.1	2	8.7	4	17.4	1	4.3	23	850,000	1,092,847
Year-to-date 2016	30	24.6	52	42.6	23	18.9	13	10.7	4	3.3	122	870,000	1,046,280
Year-to-date 2015	66	46.2	40	28.0	16	11.2	16	11.2	5	3.5	143	770,000	990,546

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Maple Ridge													
July 2016	19	76.0	6	24.0	0	0.0	0	0.0	0	0.0	25	640,000	647,126
July 2015	15	83.3	3	16.7	0	0.0	0	0.0	0	0.0	18	605,000	584,044
Year-to-date 2016	187	83.1	26	11.6	11	4.9	1	0.4	0	0.0	225	610,000	649,302
Year-to-date 2015	133	85.8	17	11.0	5	3.2	0	0.0	0	0.0	155	605,000	625,905
New Westminster													
July 2016	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	-	1,116,400
July 2015	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	2	6.5	9	29.0	16	51.6	4	12.9	0	0.0	31	995,000	1,081,401
Year-to-date 2015	16	39.0	14	34.1	11	26.8	0	0.0	0	0.0	41	782,500	840,384
North Vancouver City													
July 2016	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	1,633,310
July 2015	0	0.0	0	0.0	0	0.0	8	100.0	0	0.0	8	-	1,871,500
Year-to-date 2016	0	0.0	0	0.0	10	47.6	11	52.4	0	0.0	21	-	1,544,491
Year-to-date 2015	0	0.0	0	0.0	13	39.4	20	60.6	0	0.0	33	1,527,500	1,651,296
North Vancouver DM													
July 2016	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	-	1,889,921
July 2015	0	0.0	0	0.0	2	8.7	18	78.3	3	13.0	23	1,885,000	2,061,901
Year-to-date 2016	0	0.0	0	0.0	10	11.4	55	62.5	23	26.1	88	2,130,000	2,262,838
Year-to-date 2015	0	0.0	0	0.0	17	16.5	73	70.9	13	12.6	103	1,965,000	2,016,889
Pitt Meadows													
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	-	-
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	-
Port Coquitlam													
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
July 2015	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	-	786,790
Year-to-date 2016	1	6.7	10	66.7	4	26.7	0	0.0	0	0.0	15	-	803,250
Year-to-date 2015	3	23.1	10	76.9	0	0.0	0	0.0	0	0.0	13	-	786,790
Port Moody													
July 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	9	75.0	2	16.7	1	8.3	12	1,300,000	1,443,711
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Richmond													
July 2016	0	0.0	0	0.0	2	12.5	4	25.0	10	62.5	16	3,097,500	2,827,792
July 2015	0	0.0	0	0.0	2	3.7	35	64.8	17	31.5	54	2,150,000	2,340,561
Year-to-date 2016	0	0.0	7	3.5	13	6.4	102	50.5	80	39.6	202	2,195,000	2,366,420
Year-to-date 2015	0	0.0	8	3.6	67	30.5	108	49.1	37	16.8	220	1,800,000	1,877,314

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2016	11	11.7	38	40.4	35	37.2	7	7.4	3	3.2	94	992,500	1,137,705
July 2015	26	30.2	38	44.2	5	5.8	9	10.5	8	9.3	86	825,000	1,140,715
Year-to-date 2016	63	10.5	252	42.1	178	29.7	85	14.2	21	3.5	599	995,000	1,185,242
Year-to-date 2015	212	38.5	222	40.4	70	12.7	30	5.5	16	2.9	550	820,000	958,618
University Endowment Lands													
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
July 2016	0	0.0	1	1.4	11	15.3	27	37.5	33	45.8	72	2,400,000	2,717,854
July 2015	1	1.1	4	4.4	20	22.2	36	40.0	29	32.2	90	1,792,500	2,293,980
Year-to-date 2016	2	0.5	8	1.9	51	12.4	142	34.5	208	50.6	411	2,500,000	2,846,948
Year-to-date 2015	5	1.1	8	1.8	86	19.1	168	37.3	183	40.7	450	2,130,000	2,431,156
West Vancouver													
July 2016	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	-	3,214,444
July 2015	0	0.0	0	0.0	0	0.0	9	20.5	35	79.5	44	3,077,500	3,447,242
Year-to-date 2016	0	0.0	0	0.0	0	0.0	13	16.0	68	84.0	81	3,950,000	4,154,922
Year-to-date 2015	0	0.0	0	0.0	2	1.8	16	14.4	93	83.8	111	3,120,000	3,447,113
White Rock													
July 2016	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	2,577,200
July 2015	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	-	1,926,143
Year-to-date 2016	0	0.0	2	4.7	4	9.3	21	48.8	16	37.2	43	2,100,000	2,300,110
Year-to-date 2015	0	0.0	5	14.7	9	26.5	11	32.4	9	26.5	34	-	1,890,460
First Nations													
July 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	607,900
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	607,900
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
July 2016	43	12.9	56	16.8	84	25.2	85	25.5	65	19.5	333	1,400,000	1,731,225
July 2015	55	12.6	80	18.3	67	15.4	140	32.1	94	21.6	436	1,567,500	1,826,434
Year-to-date 2016	308	13.3	409	17.7	525	22.7	615	26.6	459	19.8	2,316	1,400,000	1,768,069
Year-to-date 2015	466	19.6	497	20.9	516	21.7	539	22.6	363	15.2	2,381	1,230,000	1,541,963

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	1,729,272	1,545,491	11.9	1,837,720	1,471,397	24.9
Coquitlam	1,379,000	1,048,260	31.6	1,287,384	1,051,333	22.5
Delta	1,218,873	1,171,309	4.1	1,465,552	1,086,437	34.9
Langley City	-	-	n/a	-	-	n/a
Langley District	1,379,036	1,092,847	26.2	1,046,280	990,546	5.6
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	647,126	584,044	10.8	649,302	625,905	3.7
New Westminster	1,116,400	-	n/a	1,081,401	840,384	28.7
North Vancouver City	1,633,310	1,871,500	-12.7	1,544,491	1,651,296	-6.5
North Vancouver DM	1,889,921	2,061,901	-8.3	2,262,838	2,016,889	12.2
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	-	786,790	n/a	803,250	786,790	2.1
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,827,792	2,340,561	20.8	2,366,420	1,877,314	26.1
Surrey	1,137,705	1,140,715	-0.3	1,185,242	958,618	23.6
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	2,717,854	2,293,980	18.5	2,846,948	2,431,156	17.1
West Vancouver	3,214,444	3,447,242	-6.8	4,154,922	3,447,113	20.5
White Rock	2,577,200	1,926,143	33.8	2,300,110	1,890,460	21.7
First Nations	607,900	-	n/a	607,900	549,900	10.5
Vancouver CMA	1,731,225	1,826,434	-5.2	1,768,069	1,541,963	14.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

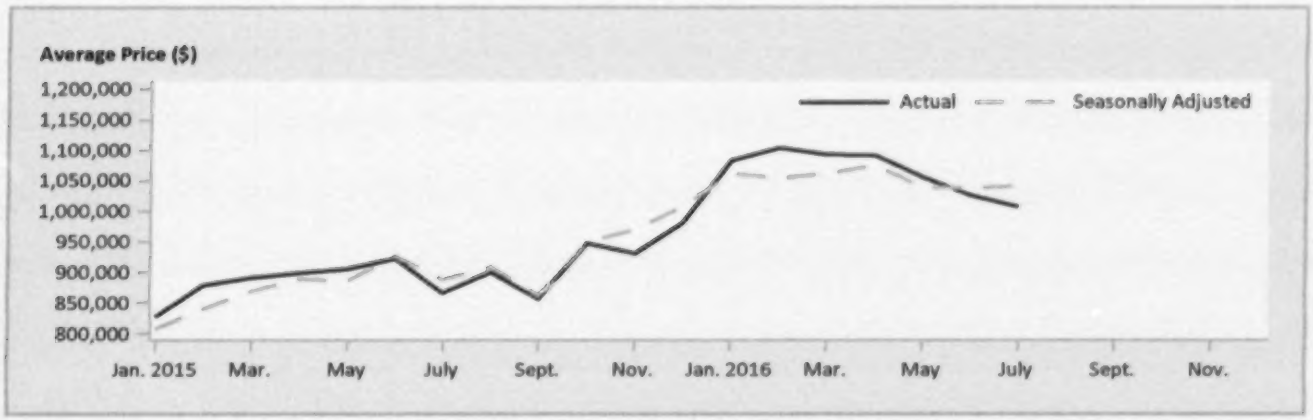


Figure 5.2: MLS® Residential Sales for Vancouver

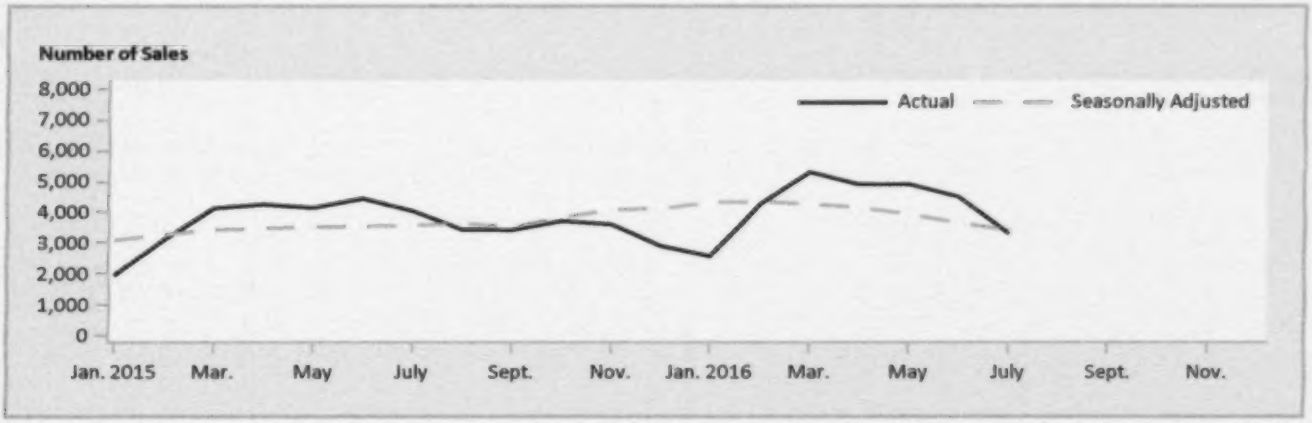
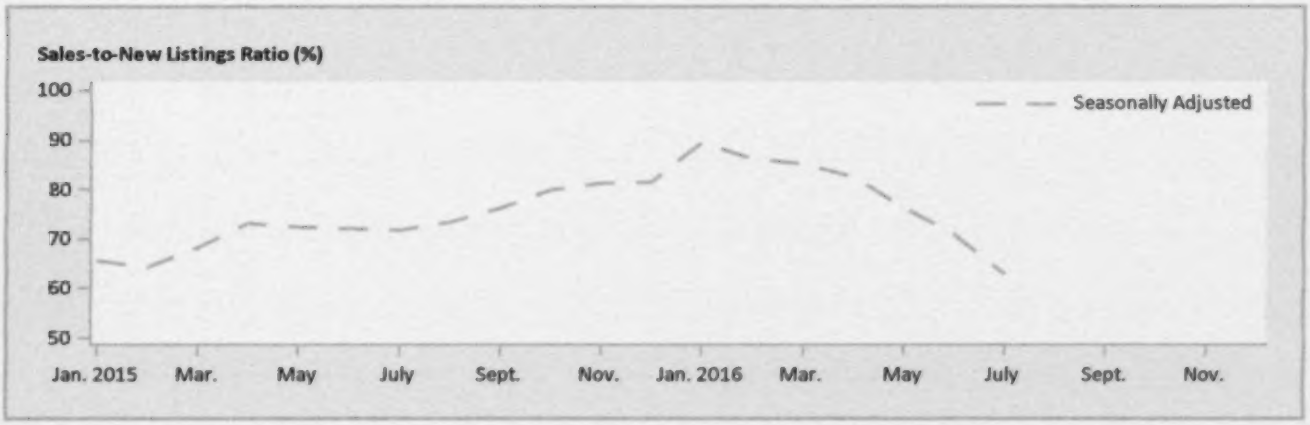


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64	101.7	125.3	1,358	5.4	66.4	919
	July	567	3.14	4.74		125.7	1,366	5.5	66.8	921
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	44	0	0	4	25	0	4	9	86
July 2015	29	0	0	0	28	0	2	10	69
% Change	51.7	n/a	n/a	n/a	-10.7	n/a	100.0	-10.0	24.6
Year-to-date 2016	266	16	10	18	157	200	29	55	751
Year-to-date 2015	151	4	0	1	60	67	16	40	339
% Change	76.2	**	n/a	**	161.7	198.5	81.3	37.5	121.5
UNDER CONSTRUCTION									
July 2016	308	16	10	33	235	306	27	83	1,018
July 2015	210	4	0	0	91	196	16	56	573
% Change	46.7	**	n/a	n/a	158.2	56.1	68.8	48.2	77.7
COMPLETIONS									
July 2016	25	0	0	2	4	0	3	2	36
July 2015	22	0	0	1	6	0	3	3	35
% Change	13.6	n/a	n/a	100.0	-33.3	n/a	0.0	-33.3	2.9
Year-to-date 2016	246	0	0	9	79	67	17	45	463
Year-to-date 2015	117	0	0	1	50	150	17	20	355
% Change	110.3	n/a	n/a	**	58.0	-55.3	0.0	125.0	30.4
COMPLETED & NOT ABSORBED									
July 2016	19	0	0	0	9	73	n/a	n/a	101
July 2015	37	0	0	0	45	86	n/a	n/a	168
% Change	-48.6	n/a	n/a	n/a	-80.0	-15.1	n/a	n/a	-39.9
ABSORBED									
July 2016	22	0	0	2	15	0	n/a	n/a	39
July 2015	28	0	0	1	1	0	n/a	n/a	30
% Change	-21.4	n/a	n/a	100.0	**	n/a	n/a	n/a	30.0
Year-to-date 2016	249	1	0	9	96	75	n/a	n/a	430
Year-to-date 2015	128	0	0	1	45	80	n/a	n/a	254
% Change	94.5	n/a	n/a	**	113.3	-6.3	n/a	n/a	69.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2016	34	0	0	3	25	0	3	8	73
July 2015	28	0	0	0	28	0	2	10	68
Mission DM									
July 2016	10	0	0	1	0	0	1	1	13
July 2015	1	0	0	0	0	0	0	0	1
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2016	44	0	0	4	25	0	4	9	86
July 2015	29	0	0	0	28	0	2	10	69
UNDER CONSTRUCTION									
Abbotsford City									
July 2016	226	0	0	30	221	306	20	79	882
July 2015	134	0	0	0	91	196	7	56	484
Mission DM									
July 2016	82	16	10	3	14	0	7	4	136
July 2015	76	4	0	0	0	0	9	0	89
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2016	308	16	10	33	235	306	27	83	1,018
July 2015	210	4	0	0	91	196	16	56	573
COMPLETIONS									
Abbotsford City									
July 2016	18	0	0	2	4	0	3	2	29
July 2015	14	0	0	1	6	0	1	3	25
Mission DM									
July 2016	7	0	0	0	0	0	0	0	7
July 2015	8	0	0	0	0	0	2	0	10
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2016	25	0	0	2	4	0	3	2	36
July 2015	22	0	0	1	6	0	3	3	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2016	15	0	0	0	9	73	n/a	n/a	97
July 2015	20	0	0	0	45	86	n/a	n/a	151
Mission DM									
July 2016	4	0	0	0	0	0	n/a	n/a	4
July 2015	17	0	0	0	0	0	n/a	n/a	17
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2016	19	0	0	0	9	73	n/a	n/a	101
July 2015	37	0	0	0	45	86	n/a	n/a	168
ABSORBED									
Abbotsford City									
July 2016	15	0	0	2	15	0	n/a	n/a	32
July 2015	14	0	0	1	1	0	n/a	n/a	16
Mission DM									
July 2016	7	0	0	0	0	0	n/a	n/a	7
July 2015	14	0	0	0	0	0	n/a	n/a	14
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2016	22	0	0	2	15	0	n/a	n/a	39
July 2015	28	0	0	1	1	0	n/a	n/a	30

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Abbotsford City	40	30	0	0	25	28	8	10	73	68	7.4
Mission DM	12	1	0	0	0	0	1	0	13	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	52	31	0	0	25	28	9	10	86	69	24.6

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	214	108	8	0	135	60	250	107	607	275	120.7
Mission DM	99	60	16	4	24	0	5	0	144	64	125.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	313	168	24	4	159	60	255	107	751	339	121.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Abbotsford City	25	28	0	0	0	0	8	10
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	25	28	0	0	0	0	9	10

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	135	60	0	0	200	67	50	40
Mission DM	24	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	159	60	0	0	200	67	55	40

Table 2.4: Starts by Submarket and by Intended Market
July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Abbotsford City	34	28	28	28	11	12	73	68
Mission DM	10	1	1	0	2	0	13	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	29	29	28	13	12	86	69

Table 2.5: Starts by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	176	98	360	128	71	49	607	275
Mission DM	116	57	15	0	13	7	144	64
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	292	155	375	128	84	56	751	339

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Abbotsford City	23	16	0	2	4	4	2	3	29	25	16.0
Mission DM	7	10	0	0	0	0	0	0	7	10	-30.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	30	26	0	2	4	4	2	3	36	35	2.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	203	74	2	2	77	48	110	170	392	294	33.3
Mission DM	69	61	0	0	0	0	2	0	71	61	16.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	272	135	2	2	77	48	112	170	463	355	30.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Abbotsford City	4	4	0	0	0	0	2	3
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	4	0	0	0	0	2	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	77	48	0	0	67	150	43	20
Mission DM	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	77	48	0	0	67	150	45	20

Table 3.4: Completions by Submarket and by Intended Market
July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Abbotsford City	18	14	6	7	5	4	29	25
Mission DM	7	8	0	0	0	2	7	10
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	22	6	7	5	6	36	35

Table 3.5: Completions by Submarket and by Intended Market
January - July 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	181	63	155	201	56	30	392	294
Mission DM	65	54	0	0	6	7	71	61
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	246	117	155	201	62	37	463	355

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2016	1	5.9	2	11.8	3	17.6	4	23.5	7	41.2	17	-	750,864
July 2015	5	33.3	3	20.0	3	20.0	3	20.0	1	6.7	15	520,000	536,808
Year-to-date 2016	17	9.1	23	12.4	49	26.3	75	40.3	22	11.8	186	655,000	643,304
Year-to-date 2015	8	11.8	20	29.4	19	27.9	9	13.2	12	17.6	68	580,000	600,835
Mission DM													
July 2016	0	0.0	1	14.3	2	28.6	4	57.1	0	0.0	7	-	627,070
July 2015	7	50.0	6	42.9	1	7.1	0	0.0	0	0.0	14	452,500	451,514
Year-to-date 2016	11	15.3	16	22.2	31	43.1	9	12.5	5	6.9	72	572,500	576,849
Year-to-date 2015	22	36.1	33	54.1	6	9.8	0	0.0	0	0.0	61	460,000	472,435
First Nations													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
July 2016	1	4.2	3	12.5	5	20.8	8	33.3	7	29.2	24	680,000	714,757
July 2015	12	41.4	9	31.0	4	13.8	3	10.3	1	3.4	29	470,000	495,632
Year-to-date 2016	28	10.9	39	15.1	80	31.0	84	32.6	27	10.5	258	630,000	624,759
Year-to-date 2015	30	23.3	53	41.1	25	19.4	9	7.0	12	9.3	129	520,000	537,692

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	750,864	536,808	39.9	643,304	600,835	7.1
Mission DM	627,070	451,514	38.9	576,849	472,435	22.1
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	714,757	495,632	44.2	624,759	537,692	16.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

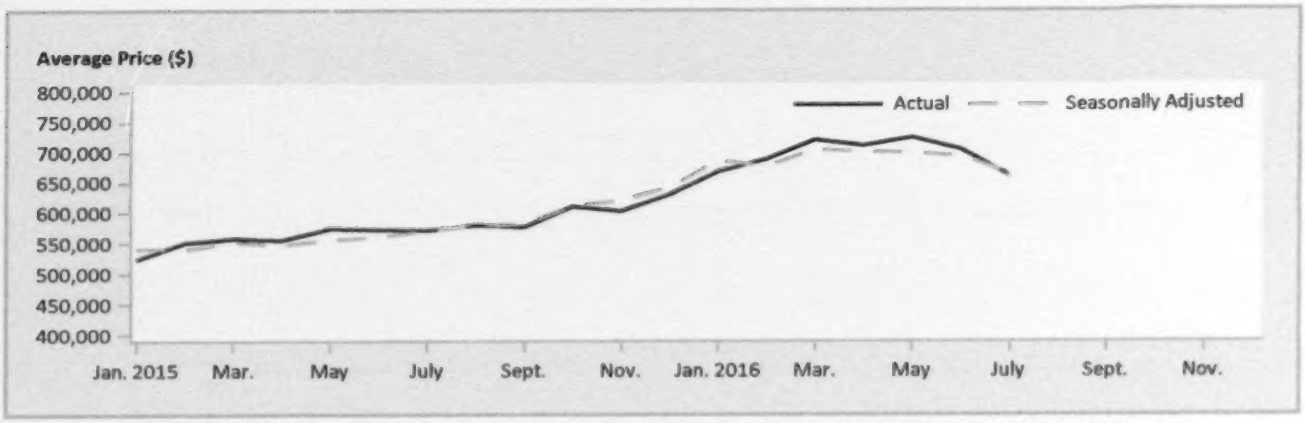


Figure 5.2: MLS® Residential Sales for Fraser Valley

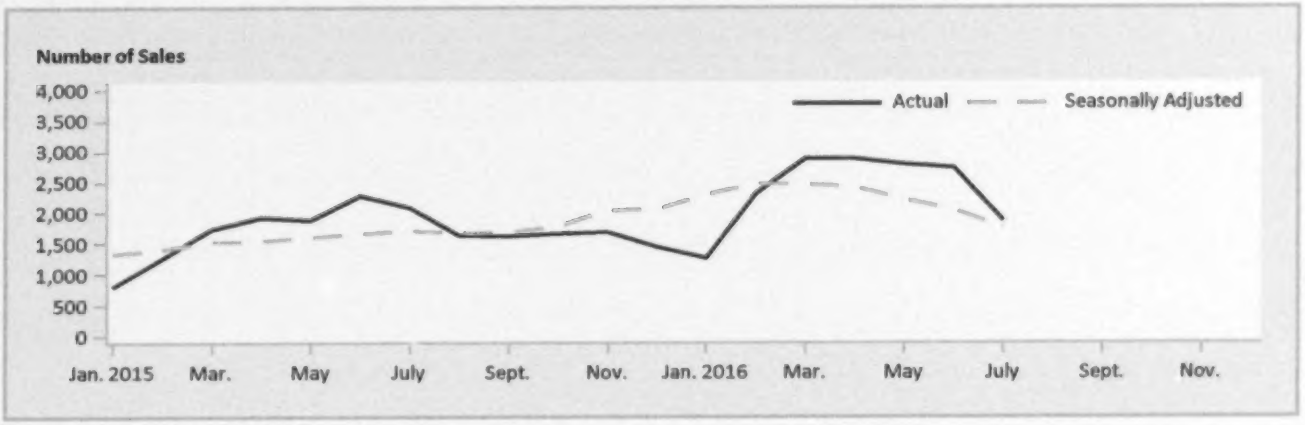
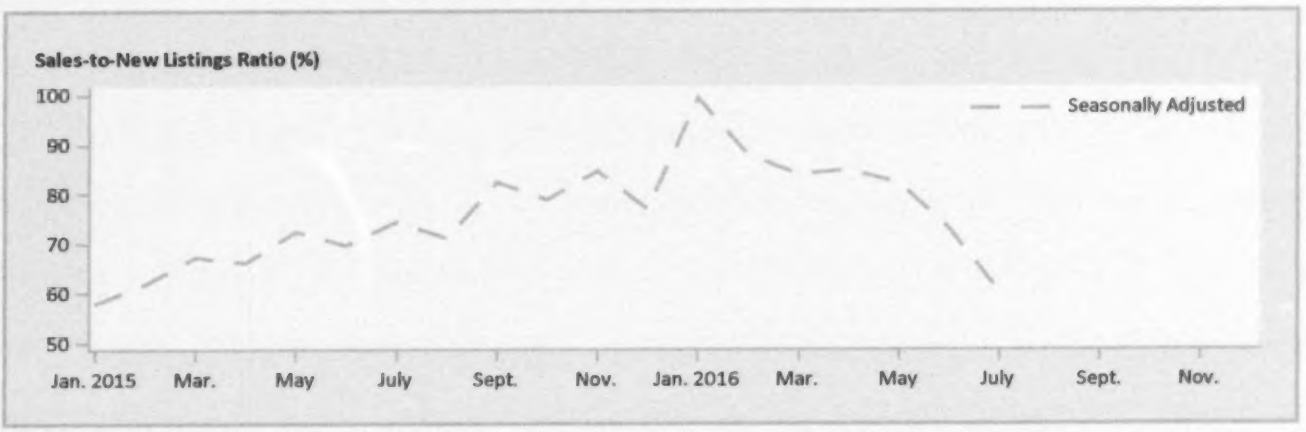


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64	99.9	123.1	89	6.9	64.6	864
	July	567	3.14	4.74		123.3	90	6.3	65.3	871
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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